

PERRYMAN HILL PLAZA

Opelika, Lee County, AL

Publix

OPENING 2025



PROPERTY HIGHLIGHTS

- Highly anticipated 1st Publix shopping center in Opelika with 19,800± SF of shop space and 1 outlot.
- Part of Perryman Hill PUD: 2,500± dwellings planned; Initial phase 1 under construction by Hughston Homes
- US Hwy 280 traffic counts of 20,892± AADT & Veterans Parkway traffic counts of 7,760± AADT
- Located on signalized intersection of US Hwy 280 and Veterans Pkwy
- Adjacent to City of Opelika Innovation and Technology Park
- Directly on the path of Lake Martin from Atlanta off of I-85

- Auburn/Opelika is one of the fastest growing MSA in the state of Alabama with a population of 180,773 and a growth rate of 2.79%
- Near the East Alabama Medical Center with over 3,000 employees
- Lee County is home to Auburn University with over 28,000 students and 5,500 employees- one of the largest Universities in the South.
- Opelika is home to Southern Union State Community College with over 4,000 students currently enrolled

MAB American

SUMMARY

- BAY SIZES:** Multiple Contiguous 1,400 SF
- LEASE RATE:** Contact Agent
- TOTAL GLA:** 19,800
- ZONING:** C-2

DEMOGRAPHICS

	3 MILES	5 MILES	10MILES
Total Households	10,870	30,183	47,525
Total Population	22,500	65,423	107,129
Average HH Income	\$54,368	\$57,661	\$62,837

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PERRY PATINO

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MOORE COMPANY REALTY

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AERIAL



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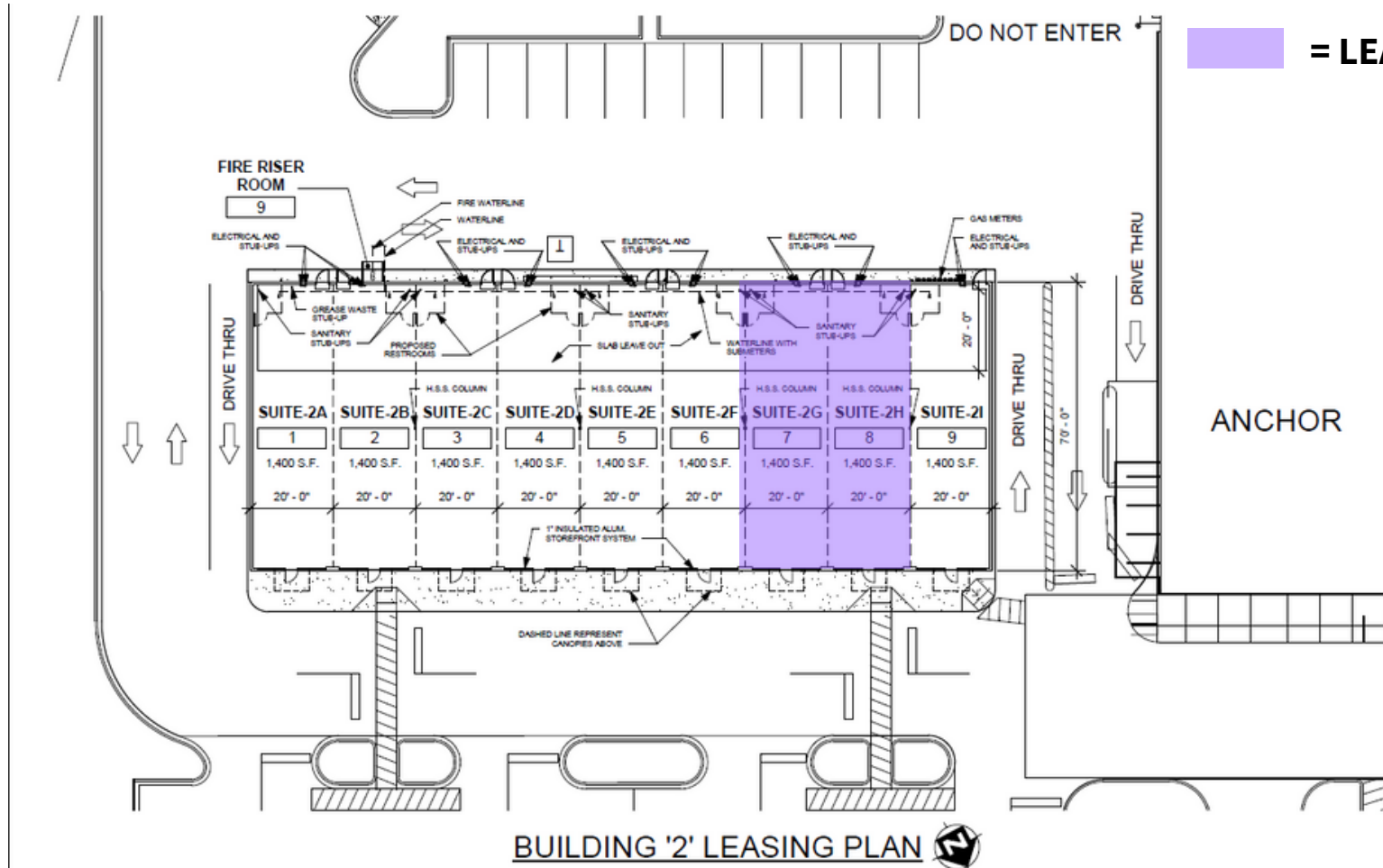
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BAY AVAILABILITY



DEVELOPED BY:
MAB

PERRYMAN HILL PLAZA
OPELIKA, ALABAMA

1. THIS SITE LEASE PLAN IS DIAGRAMMIC AND INTENDED FOR THE SOLE AND ONLY PURPOSE OF ILLUSTRATING THE APPROXIMATE LOCATIONS OF DRIVES, PARKING AREAS, AND BUILDINGS WITHIN THE SHOPPING CENTER. LANDLORD RESERVES THE RIGHT FROM TIME TO TIME AT ITS SOLE DISCRETION TO ELIMINATE OR ADD ANY BUILDINGS, MODIFY ANY BUILDINGS, MAKE ANY MODIFICATIONS TO THE SHOPPING CENTER (INCLUDING THE COMMON AREAS) AND ANY IMPROVEMENTS THEREON, AND/OR MAKE ANY CHANGES TO THE PROPERTY LINES.
2. THIS SITE LEASE PLAN SHOWS THE LOCATION OF THE PREMISES COVERED BY THE LEASE TO WHICH THIS SITE LEASE PLAN IS ATTACHED AS AN EXHIBIT. THE DEMISING WALLS OF OTHERS PREMISES MAY BE CHANGED BY THE LANDLORD IN ITS SOLE DISCRETION WITHOUT THE CONSENT OF THE TENANT UNDER THE LEASE TO WHICH THIS SITE LEASE PLAN IS ATTACHED.

Max Design Group Project
D22-118

06/26/2023

MaxDesignGroup
Architecture · Planning · Interiors

BLDG 2-BAY AVAILABILITY- 12,600 SF AVAILABLE

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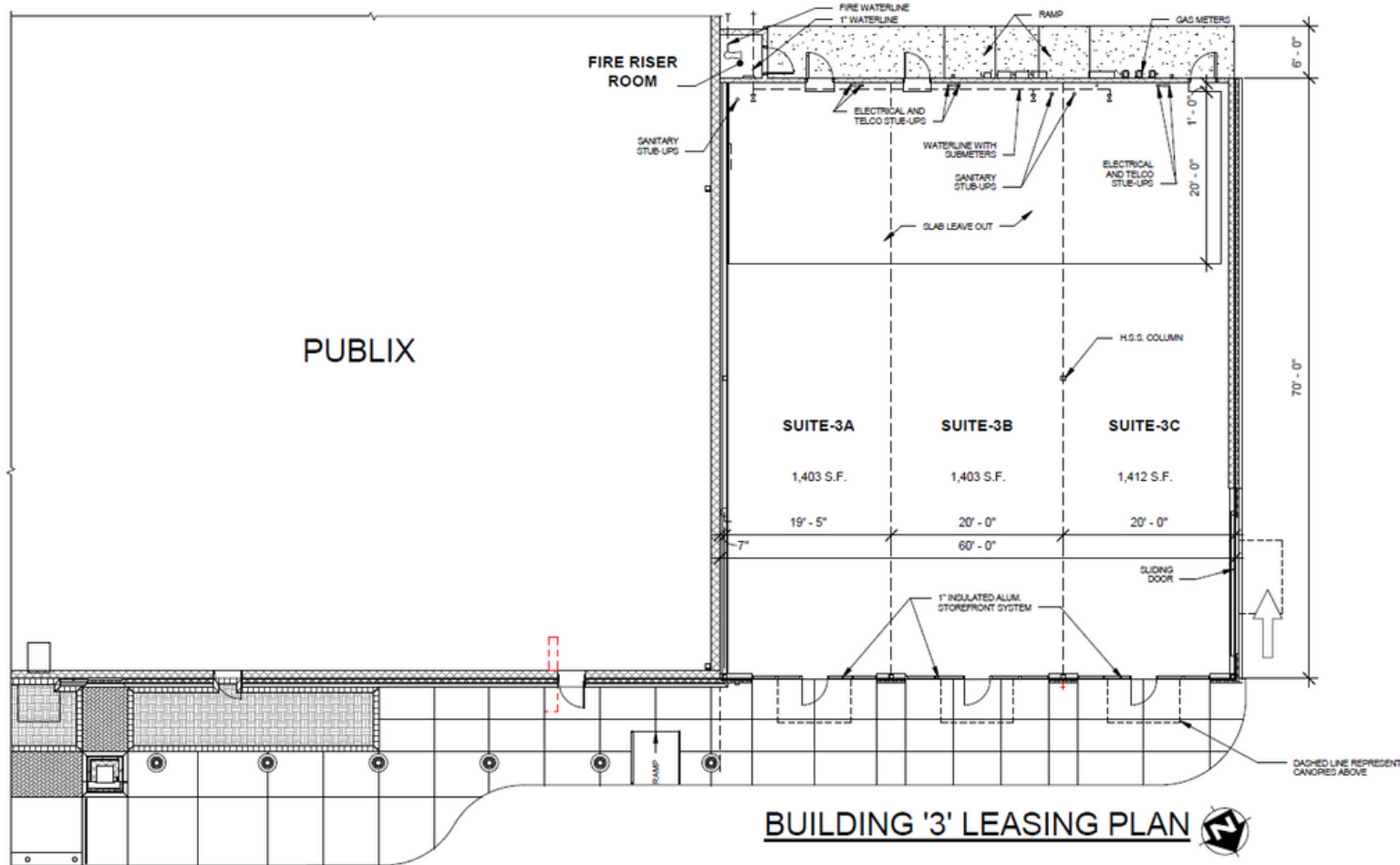
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BAY AVAILABILITY



BUILDING '3' LEASING PLAN

DEVELOPED BY: 	PERRYMAN HILL PLAZA OPELIKA, ALABAMA	<ol style="list-style-type: none"> THIS SITE LEASE PLAN IS DIAGRAMMATIC AND INTENDED FOR THE SOLE AND ONLY PURPOSE OF ILLUSTRATING THE APPROXIMATE LOCATIONS OF DRIVES, PARKING AREAS, AND BUILDINGS WITHIN THE SHOPPING CENTER. THE LANDLORD RESERVES THE RIGHT FROM TIME TO TIME AT ITS SOLE DISCRETION TO ELIMINATE OR ADD ANY BUILDINGS, MODIFY ANY BUILDINGS, MAKE ANY MODIFICATIONS TO THE SHOPPING CENTER (INCLUDING THE COMMON AREAS) AND ANY IMPROVEMENTS THEREON, AND/OR MAKE ANY CHANGES TO THE PROPERTY LINES. THIS SITE LEASE PLAN SHOWS THE LOCATION OF THE PREMISES COVERED BY THE LEASE TO WHICH THIS SITE LEASE PLAN IS ATTACHED AS AN EXHIBIT. THE DEMISING WALLS OF OTHER PREMISES MAY BE CHANGED BY THE LANDLORD IN ITS SOLE DISCRETION WITHOUT THE CONSENT OF THE TENANT UNDER THE LEASE TO WHICH THIS SITE LEASE PLAN IS ATTACHED. 	Max Design Group Project D22-118 06/26/2023	 Architecture · Planning · Interiors
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BLDG 3-BAY AVAILABILITY- 4,200 SF AVAILABLE

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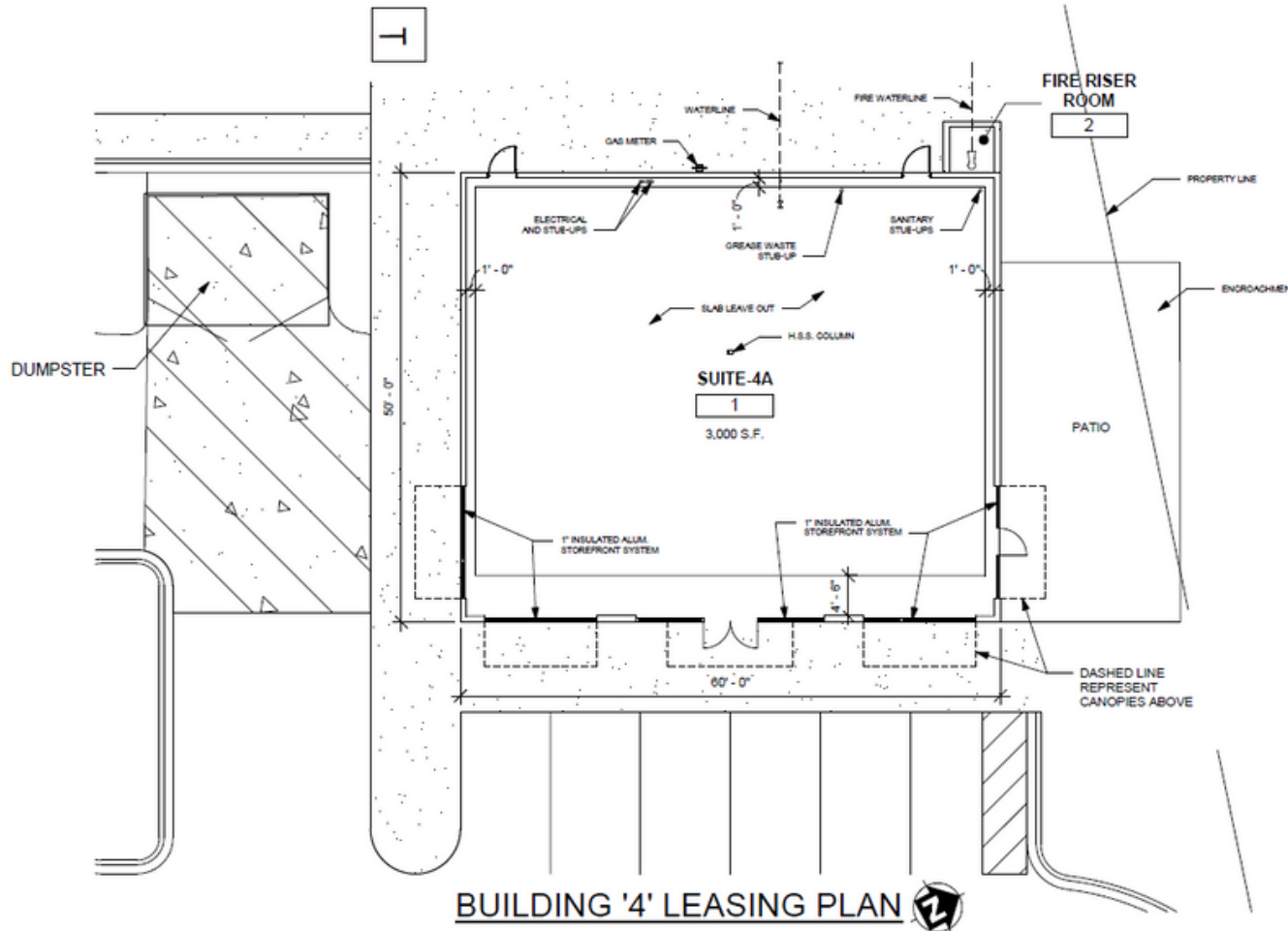
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BAY AVAILABILITY



BUILDING '4' LEASING PLAN

DEVELOPED BY:
MAB

PERRYMAN HILL PLAZA
OPELIKA, ALABAMA

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Max Design Group Project
D22-118

06/26/2023

MaxDesignGroup
Architecture · Planning · Interiors

BLDG 4-BAY AVAILABILITY- 3,000 SF AVAILABLE

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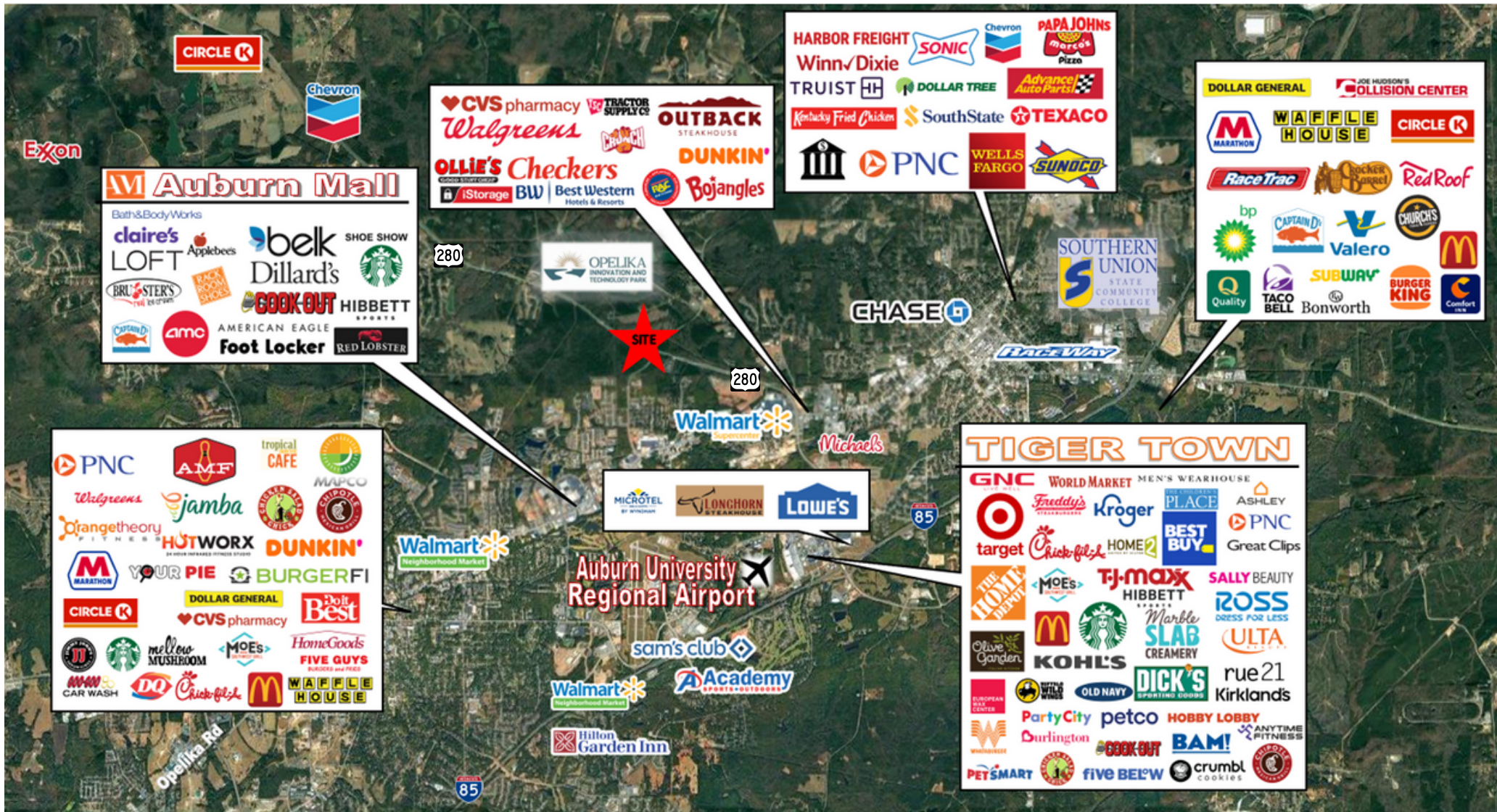
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RETAIL MAP



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