

665 OPELIKA ROAD – AUBURN, AL



VACANT OFFICE BUILDING

Asking Price \$2,100,000

ACRES:

+/- 1.75

ADDRESS: 665 Opelika Rd. Auburn, AL 36830

SQUARE FEET:

+/- 16,678

Location:

On Opelika Rd. just down from the intersection of Dean Rd and Opelika Rd. One Mile from Downtown and one and a half miles from Auburn University

ZONING:

CRD-U Corridor Redevelopment
District– Renew Opelika Rd

Summary:

Vacant office building ready for occupancy. Formerly used by EAMC for the home health care division.

TRAFFIC COUNTS:

+/- 20,000 - VPD



Office Address

2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Cole Maxwell

Assoc. Broker
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Craig Melton

Broker
334-559-4914 Mobile
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OVERVIEW

Incredible opportunity to buy the irreplaceable real estate in the center of rapidly growing Auburn. From 2010 to 2020 Auburn grew by 43%. Currently Six people a day are moving to Auburn. Well maintained building just off the busy intersection of E. University Drive and Opelika Road.. Convenient to affluent neighborhoods and close proximity to larger employers (Auburn University and EAMC). Ample parking and terrific visibility.

PROPERTY HIGHLIGHTS

Great visibility
Daily Traffic Counts +/- 20,000 VPD
+/- 95 Parking Spaces

PROPERTY SUMMARY

Asking Price: \$2,100,000
Year Built: 1960 remodeled several times
Lot Size: +/- 1.75 Acres
Total SF: +/- 16,678 SF

LOCATION HIGHLIGHTS

Located along Opelika Road Close to AU
Commercial corridor between Auburn and Opelika
Dedicated Left hand turn lane



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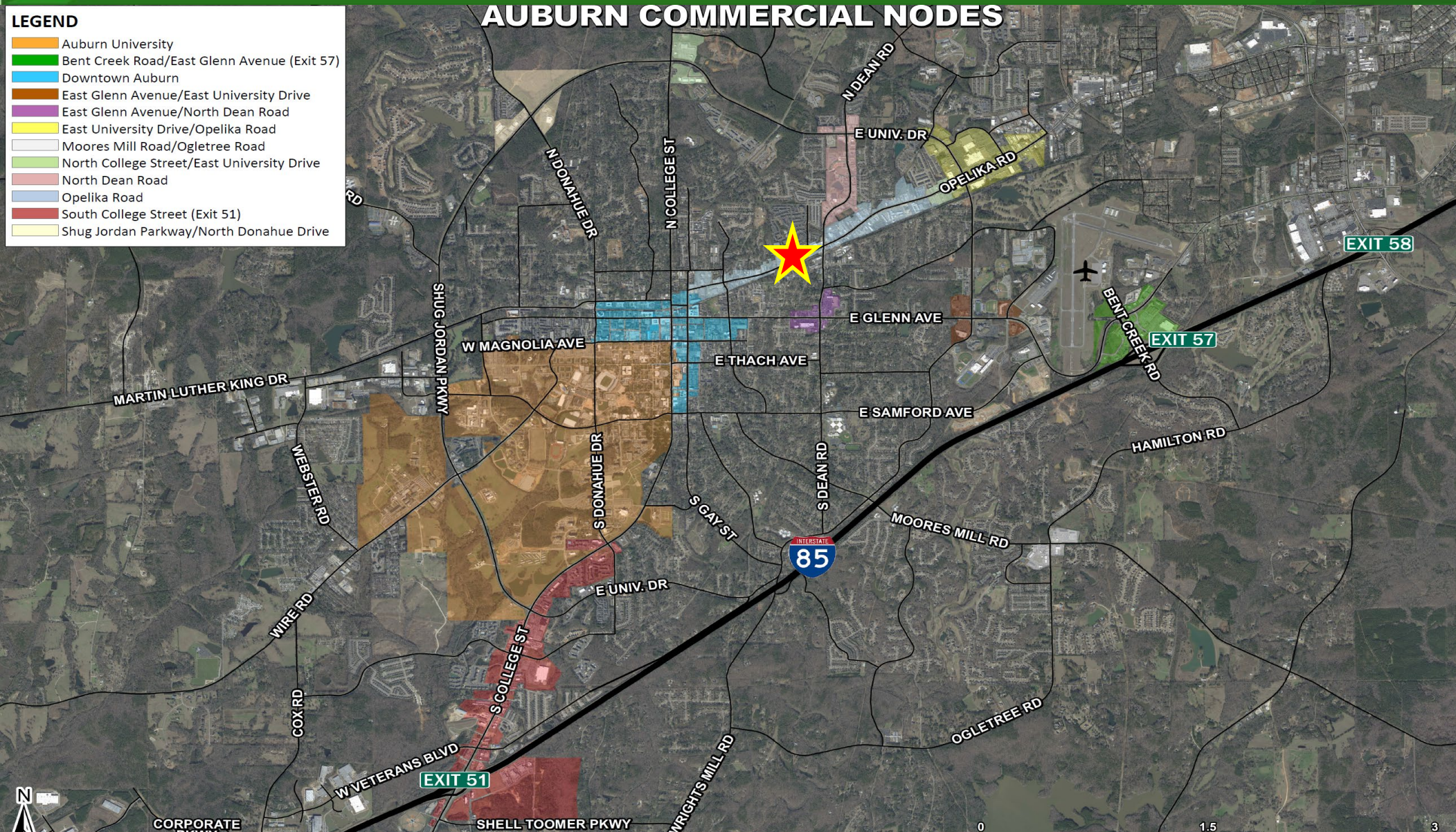
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AERIAL MAP

AUBURN COMMERCIAL NODES

LEGEND

- Auburn University
- Bent Creek Road/East Glenn Avenue (Exit 57)
- Downtown Auburn
- East Glenn Avenue/East University Drive
- East Glenn Avenue/North Dean Road
- East University Drive/Opelika Road
- Moores Mill Road/Ogletree Road
- North College Street/East University Drive
- North Dean Road
- Opelika Road
- South College Street (Exit 51)
- Shug Jordan Parkway/North Donahue Drive



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AUBURN-OPELIKA RETAIL TRADE AREA

DOWNTOWN AUBURN

MIDTOWN

TIGER TOWN

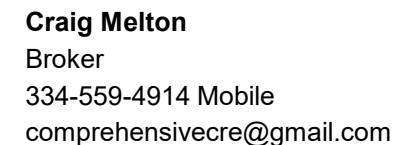
EXIT 51

EXIT 57

EXIT 58

Scale: 0 to 5 Miles

North Arrow



PROPERTY PHOTOS

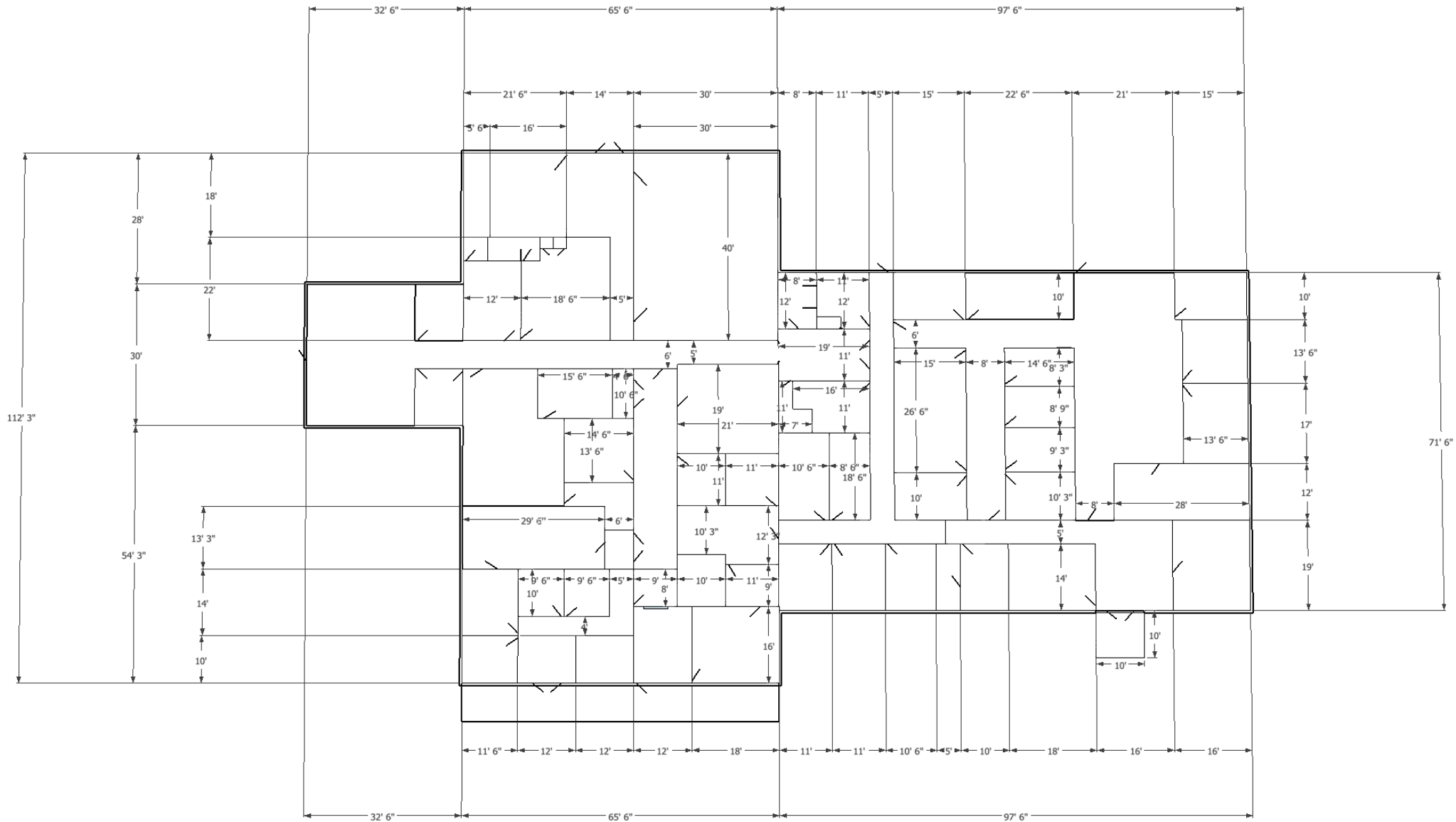


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BUILDING PLAN

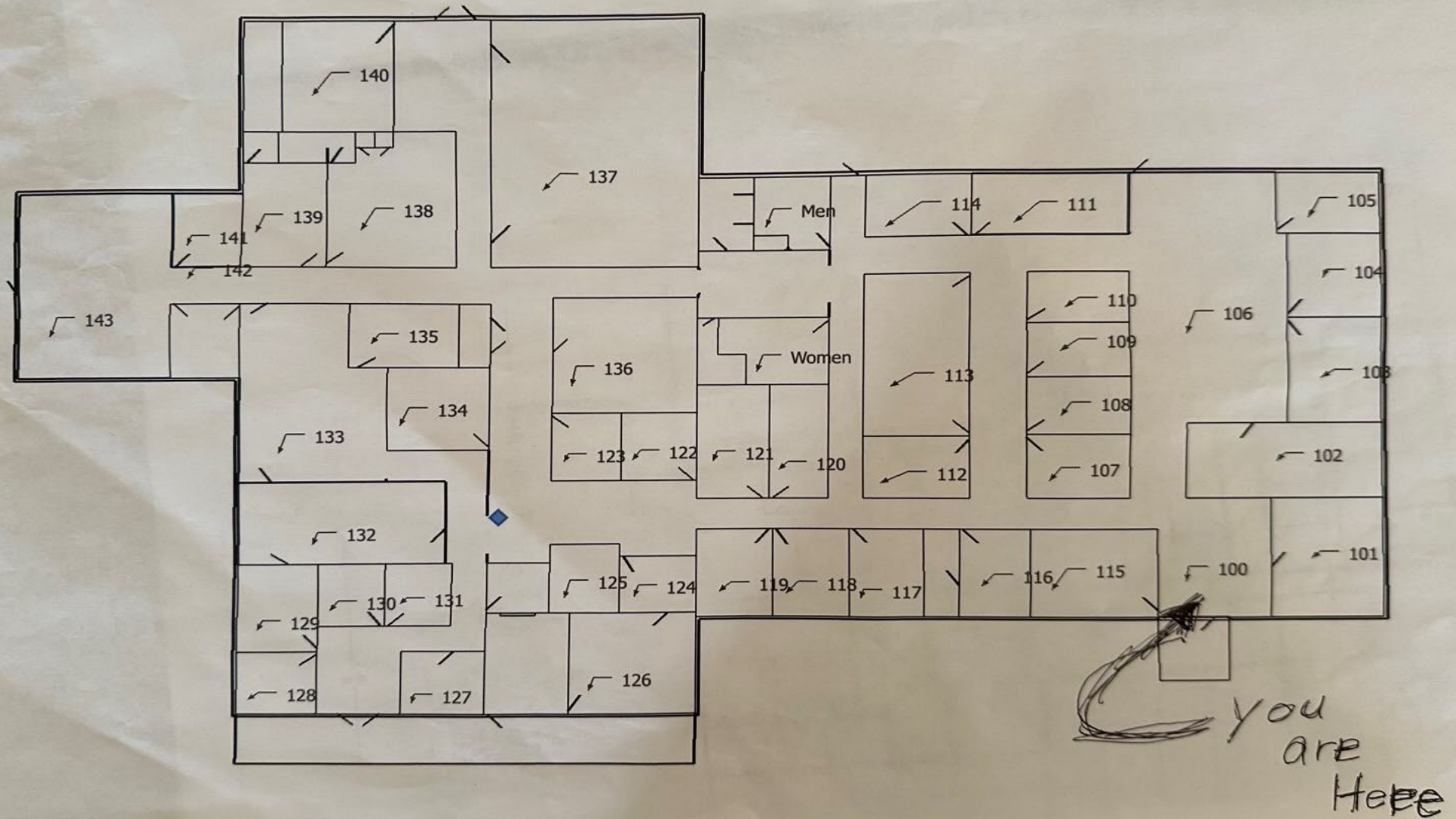


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BUILDING LAYOUT



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