

# 665 OPELIKA ROAD – AUBURN, AL



**VACANT OFFICE BUILDING**

**Asking Price \$2,100,000**

**ACRES:**

+/- 1.75

**SQUARE FEET:**

+/- 16,678

**ZONING:**

CRD-U Corridor Redevelopment  
District– Renew Opelika Rd

**TRAFFIC COUNTS:**

+/- 20,000 - VPD

**ADDRESS:** 665 Opelika Rd. Auburn, AL 36830

**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

**Summary:**

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



**COMPREHENSIVE**  
COMMERCIAL

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

**Cole Maxwell**  
Assoc. Broker  
334-707-8402  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Craig Melton**  
Broker  
334-559-4914 Mobile  
[comprehensivecre@gmail.com](mailto:comprehensivecre@gmail.com)

# 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



**COMPREHENSIVE**  
COMMERCIAL

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

**Cole Maxwell**  
Assoc. Broker  
334-707-8402  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

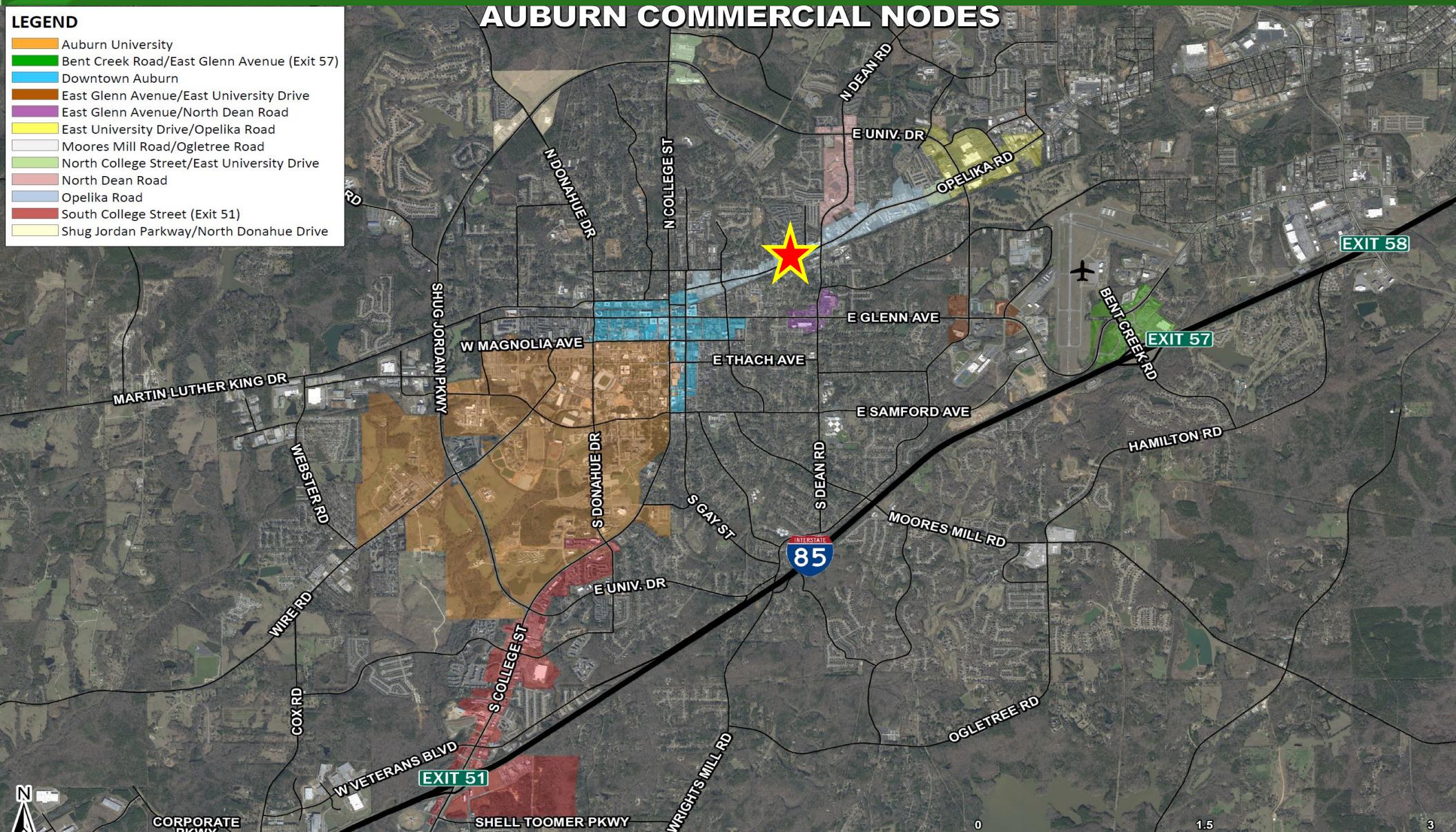
**Craig Melton**  
Broker  
334-559-4914 Mobile  
[comprehensivecre@gmail.com](mailto:comprehensivecre@gmail.com)

# AERIAL MAP

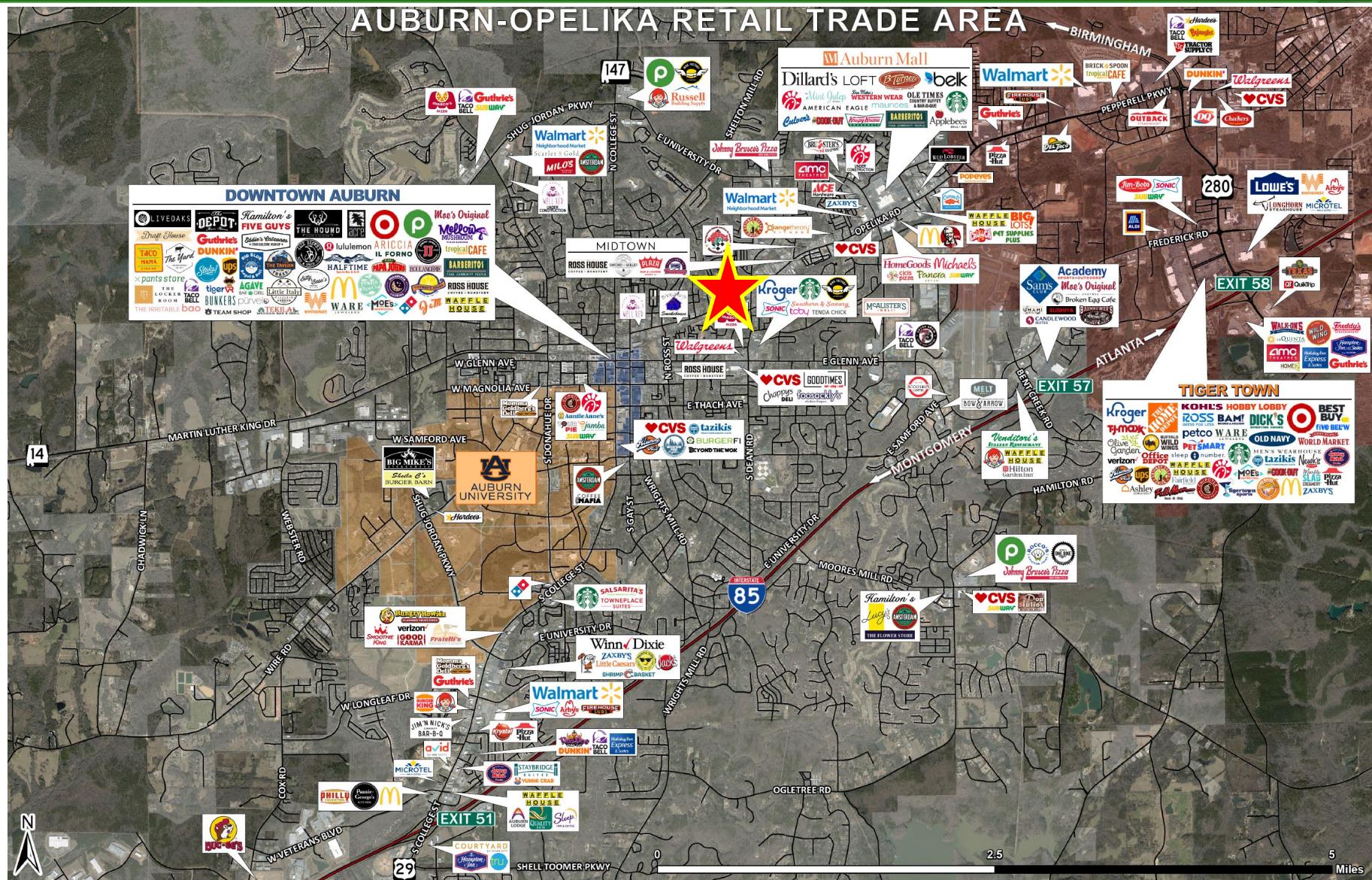
## AUBURN COMMERCIAL NODES

### 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



# TRADE AREA RETAIL AERIAL



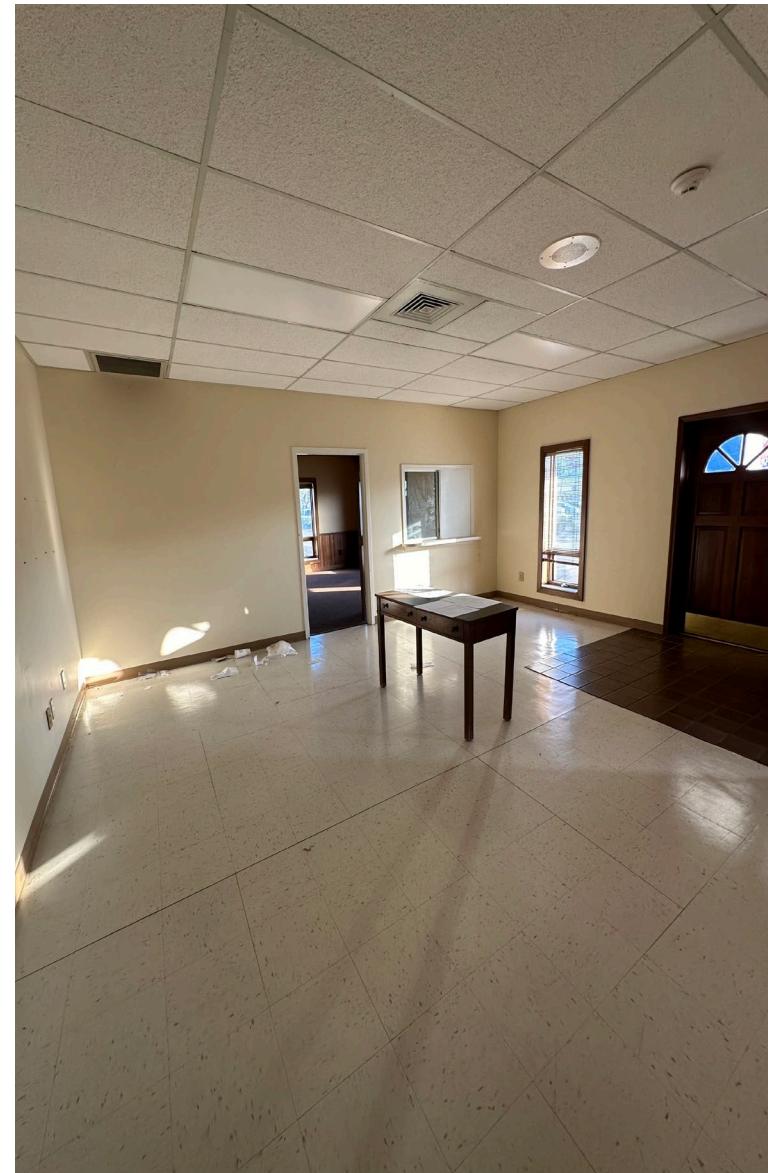
## COMPREHENSIVE SOMMERGEL

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

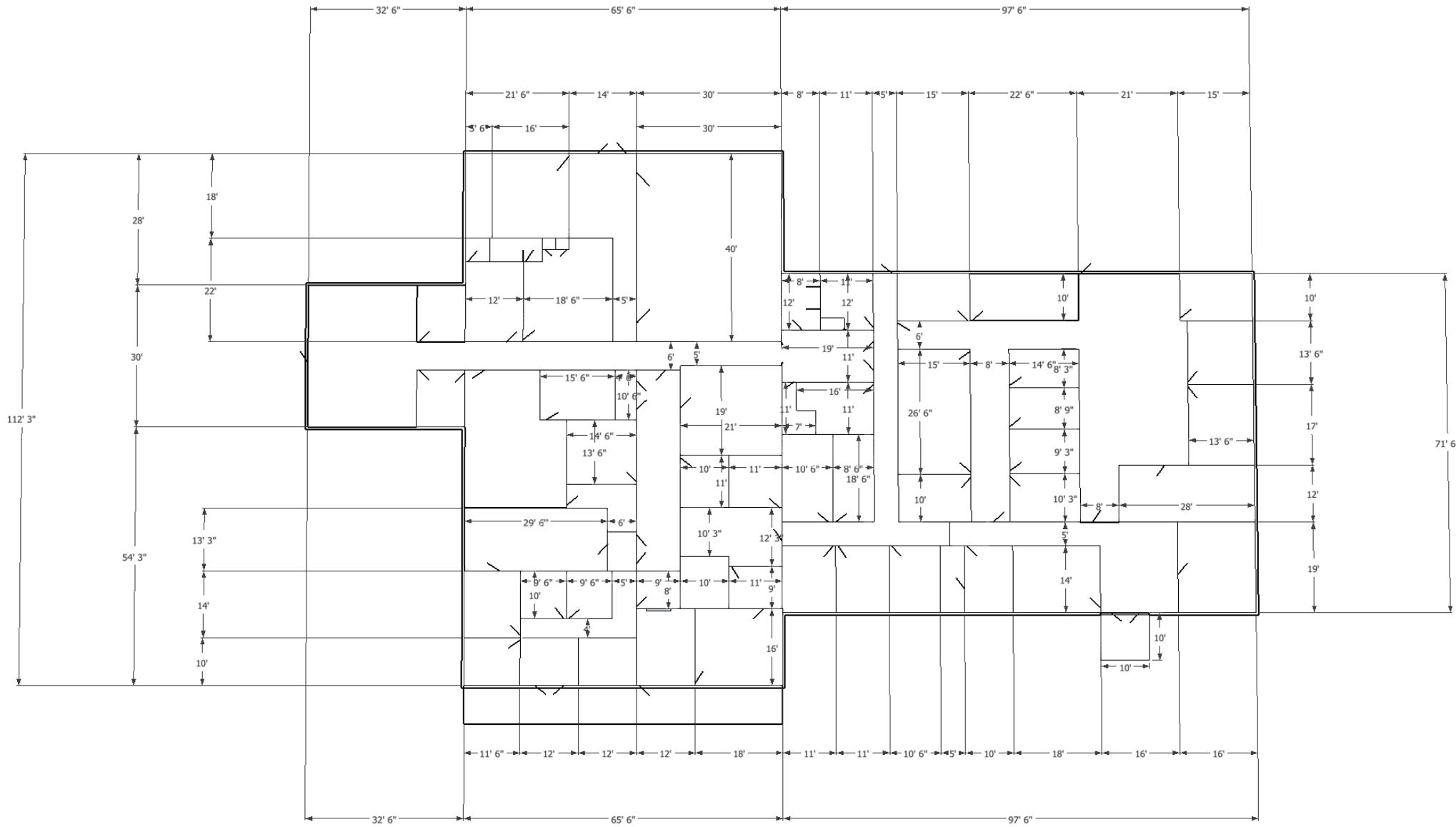
**Cole Maxwell**  
Assoc. Broker  
334-707-8402  
colemaxwell707@gmail.com

**Craig Melton**  
Broker  
334-559-4914 Mobile  
comprehensivecre@gmail.com

# PROPERTY PHOTOS



# BUILDING PLAN



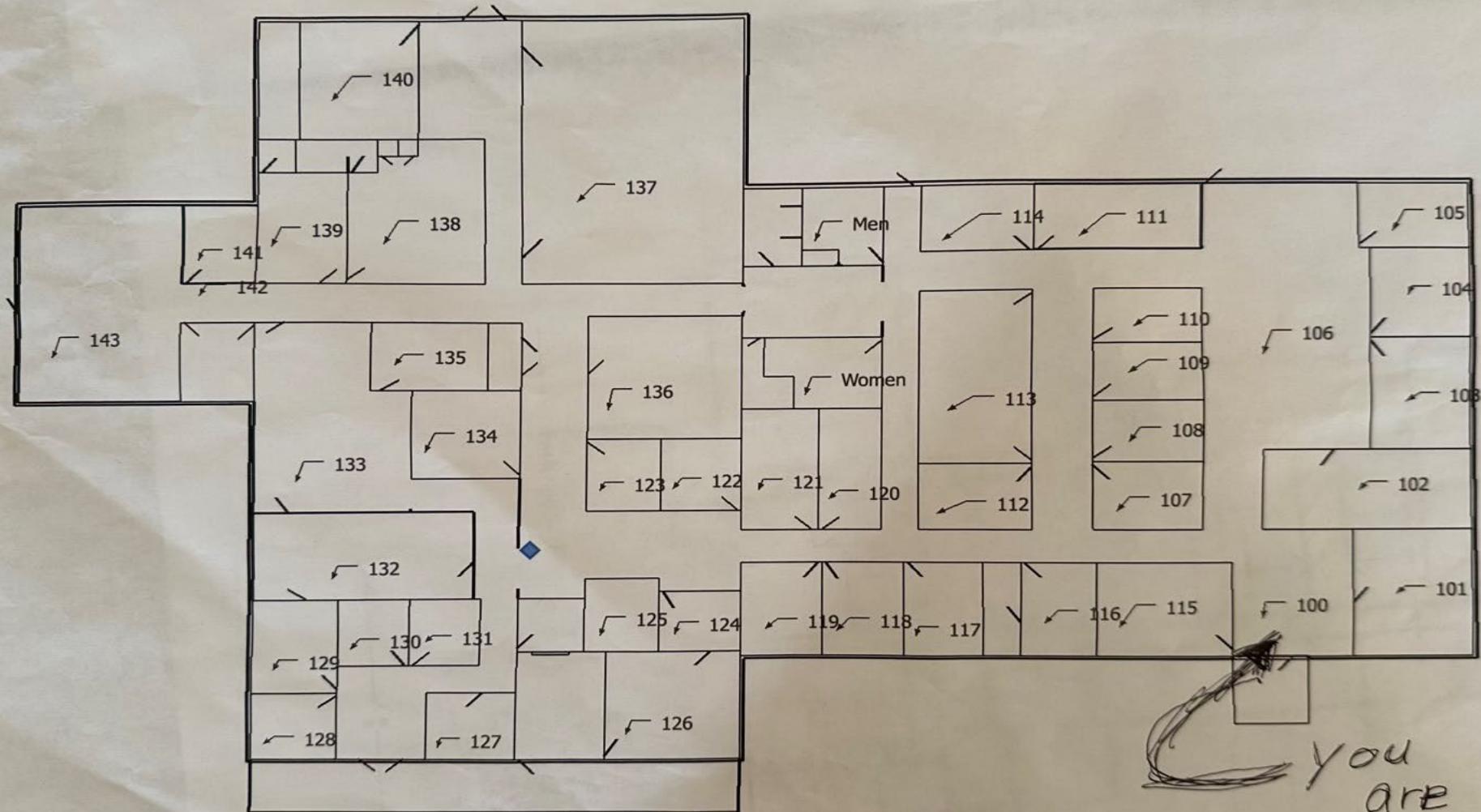
# COMPREHENSIVE COMMERCIAL

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

**Cole Maxwell**  
Assoc. Broker  
334-707-8402  
colemaxwell707@gmail.com

**Craig Melton**  
Broker  
335-559-4914 Mobile  
comprehensivecre@gmail.com

# BUILDING LAYOUT



COMPREHENSIVE  
COMMERCIAL

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

**Cole Maxwell**  
Assoc. Broker  
334-707-8402  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Craig Melton**  
Broker  
334-559-4914 Mobile  
[comprehensivecre@gmail.com](mailto:comprehensivecre@gmail.com)