

FOR LEASE

1,400 SF PRIME RETAIL IN OPELIKA, AL

GATEWAY COMMONS

3000 PEPPERELL PKWY | OPELIKA, AL 36801



FRANK BRADSHAW

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Vacant (1,400 SF)



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Site Details

- Immediately adjacent to Opelika Walmart Supercenter with direct access to signalized intersection
- The site is strategically situated between the Auburn and Opelika markets
- Outstanding visibility for this suite along Pepperell Parkway
- Strong Walmart and Dollar Tree foot traffic and store sales (Placer)
- New ownership is spearheading a capital enhancement program at the property, which includes stone finishes, new awnings, and updated EIFS, among other improvements
- 24,518 AADT in 2024 (Pepperell Parkway)
- Available pylon signage

Area Growth

- Opelika's population grew by an impressive 3.9% in 2024
- Since 2015, Auburn University enrollment has grown more than 25%
- Over 7,000 nearby jobs have been recently created from Kia and Hyundai's combined \$5.9 billion auto manufacturing investments. Both plants are within commuting distance of Auburn/Opelika
- Substantial residential and commercial development underway or recently completed within ½ mile of site (see aerial)

Demographics	3 Miles	5 Miles	10 Miles
Population	31,318	82,908	129,818
Average HH Income	\$67,725	\$72,448	\$72,704
Annual Projected Population Growth (2024-2029)	1.8%	1.8%	1.9%

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