2111 EAST UNIVERSTIY DRIVE - AUBURN, AL



BUSINESS NOT FOR SALE

Asking Price \$6,950,000

ACRES:

+/- 7.66

ADDRESS: 2111 E University Dr. Auburn, AL 36830

SQUARE FEET:

+/- 72,652

ZONING:

PDD Zoning CRD-S

TRAFFIC COUNTS:

+/- 23,000 - VPD

Location:

Just off the intersection of E Univertsity Drive and Opelika Rd.. E University Drive is the loop system around Auburn.

Across from the Auburn Mall at the interseciton of E University Dr. and Mall Pkwy

Summary:

+/- 62,090 Sqft floor plate with a +/- 10,562 mezzanine. Certificate of occupancy for +/- 2,611. The real estate is for sale, but the business is not for sale. Please direct all question to Craig Melton and do not approach employees of AMC about

the sale of the real estate.



Office Address

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

Craig Melton

OVERVIEW

Incredible oppurtuntiy to buy 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 employeers (Auburn University and EAMC). Ample parking and terrific visibility.

PROPERTY HIGHLIGHTS

Great visibility
Daily Traffic Counts +/- 23,000 VPD
Signalized Intersection
+/- 490 Parking Spaces

PROPERTY SUMMARY

Asking Price: \$7,950,000

Year Built: 1999 remodeled several times

Lot Size: +/- 7.66 Acres Total SF: +/- 72,652 SF

LOCATION HIGHLIGHTS

Located along the loop system around Auburn
Main commercial corridor between Auburn and Opelika
Dedicated Left hand turn lane
Traffic signal into the parking lot
Multiple ingress and egress







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PROPERTY PHOTOS





















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Broker
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comprehensivecre@gmail.com

AERIAL MAP





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TRADE AREA RETAIL AERIAL



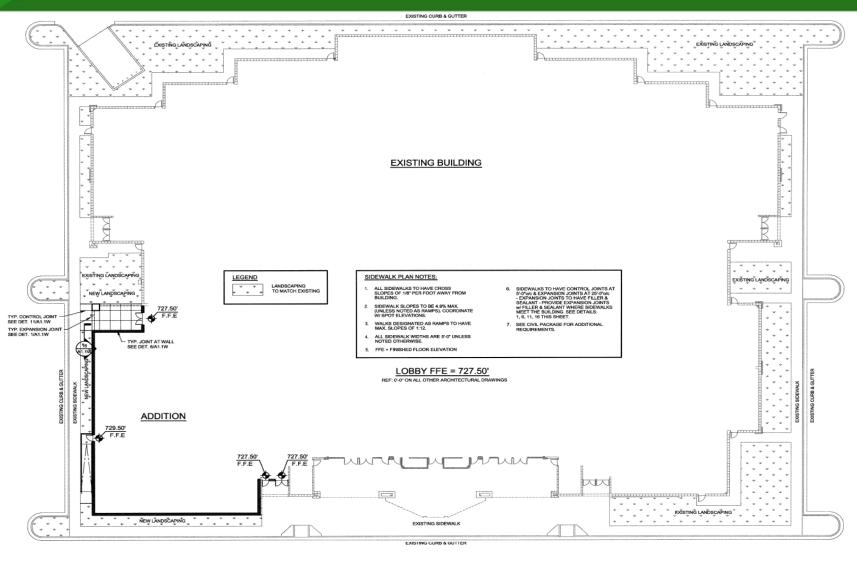


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BUILDING PLAN







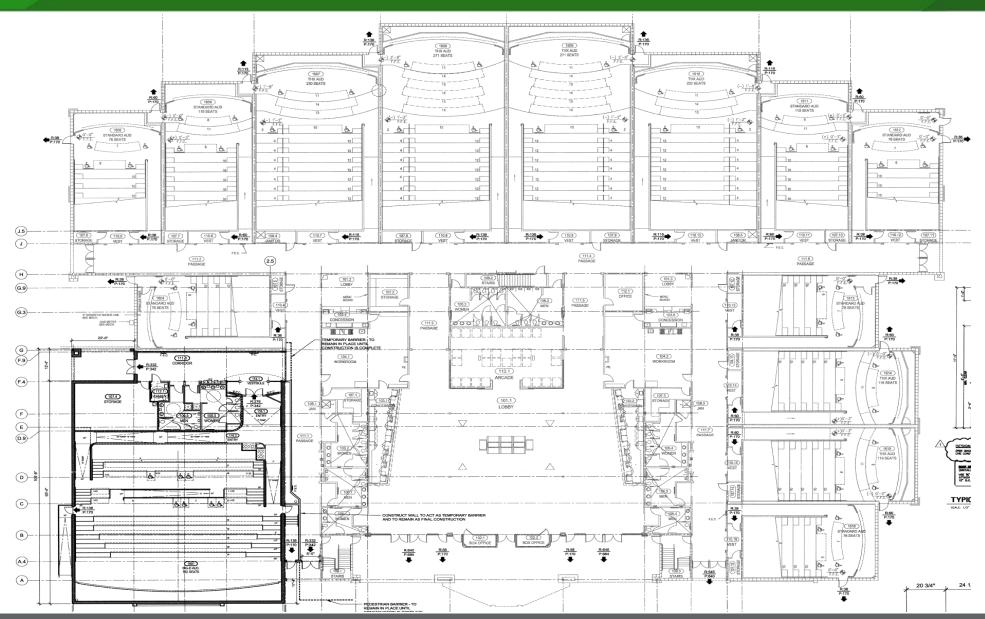


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BUILDING LAYOUT





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