

# FOR LEASE

# 110 S 8<sup>th</sup> STREET – OPELIKA, AL



RETAIL BUILDING FOR LEASE

\$20 SQFT

## DOWNTOWN OPELIKA

### SQUARE FEET:

+/- 2,450 on 1<sup>st</sup> Floor  
+/- 2,450 on 2<sup>nd</sup> Floor  
+/- 4,900 Total

### ZONING:

C1 – Historic District

### TRAFFIC COUNTS:

+/- 2,000 – VPD – Tons of Foot Traffic

**ADDRESS:** 110 S 8<sup>th</sup> Street Opelika, AL 36803

### Location:

Downtown Opelika Next to Zazu and Opelika Main Street. Two doors up from Dough Pizzeria

### Summary:

Vacant Retail building ready for build out and occupancy.



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

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# OVERVIEW

Incredible opportunity to lease the irreplaceable real estate in the center of rapidly growing Opelika. From 2010 to 2020 the MSA grew by 43%. Currently Eight people a day are moving to the Area. Unique building with tons of character. Convenient to affluent neighborhoods and close proximity to larger employers (Auburn University and EAMC). Ample parking downtown and terrific visibility.

## PROPERTY HIGHLIGHTS

Great visibility  
Ready for buildout of Retail Store or Restaurant

## PROPERTY SUMMARY

Rent: \$20 sqft  
Year Built: 1940  
Total SF: +/- 4,900 SF (2,450 on 1<sup>st</sup> and 2<sup>nd</sup> Floor)

## LOCATION HIGHLIGHTS

Just up from the intersection of Railroad and 8<sup>th</sup> St  
Downtown Opelika Commercial Corridor  
Located close to ample surface parking



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# AERIAL



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# TRADE AREA RETAIL AERIAL



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# PROPERTY PHOTOS



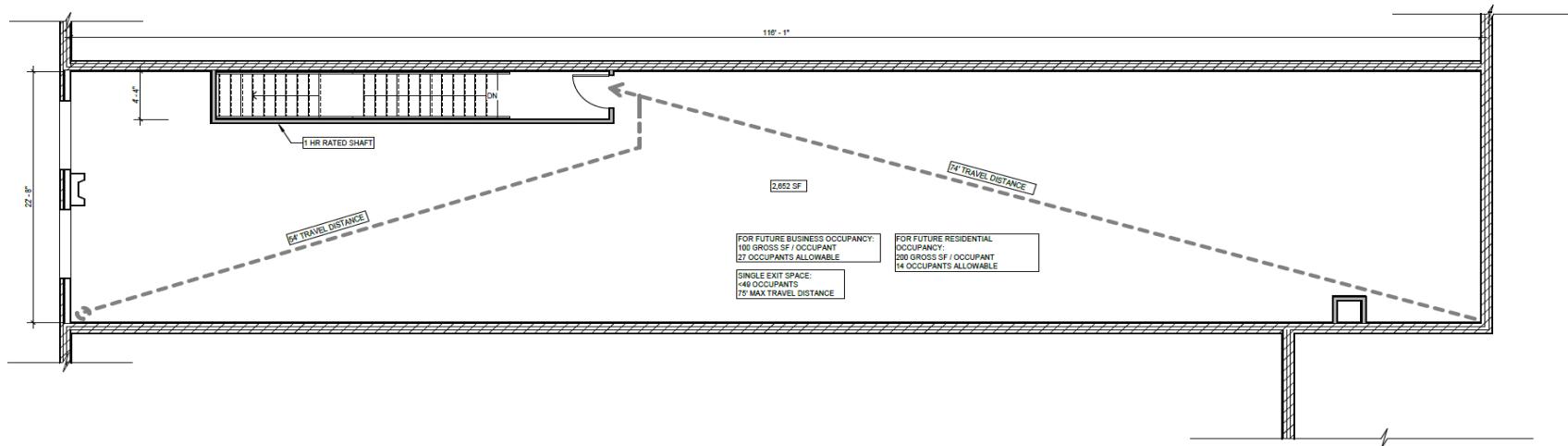
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# BUILDING LAYOUT



## 2 SECOND FLOOR LIFE SAFETY

