

# PEPPERELL CORNERS

# FOR LEASE

2540 PEPPERELL PKWY, OPELIKA, AL 36801




## LOCATION DESCRIPTION

Opelika is a medium size city located in the eastern part of Alabama. With a population of 30,240, and seven constituent neighborhoods, Opelika is one of the larger communities in Alabama. Opelika is in the greater Auburn-Opelika MSA, containing a population of 160,299. Since 2005, the city has experienced revitalization in many segments of the economy, including commercial, residential and industrial activity. Since January 2008, the City of Opelika has announced new industry investments and existing industry expansions totaling \$1.178 billion and 3,129 additional jobs.



## PROPERTY HIGHLIGHTS

- Available: Anchor Space: 9,450 SF up to 60,000 SF
- Co-tenants include Ollies Bargain Outlet, Planet Fitness, CATO, Davita Dialysis and Dollar General
- Traffic Count: 26,510 AADT (Pepperell Parkway), 17,760 AADT (Highway 280)
- Call for more information.

 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	25,805	64,273	90,219
HOUSEHOLDS	10,389	26,670	36,460
AVERAGE HH INCOME	\$67,597	\$70,535	\$69,028



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SUITE	TENANT NAME	SPACE SIZE
1	Cosmo Prof	2,400 SF
2	Encounters Bookstore	2,400 SF
3	Available	12,000 SF
4	Biomat	15,000 SF
5	Crazy Cazboys	60,000 SF
6	Surge	30,000 SF
7	Planet Fitness	20,000 SF

SUITE	TENANT NAME	SPACE SIZE
8	Available	9,450 SF
9	Today's Nails	1,400 SF
10	Credit Central	1,400 SF
11	USA Agencies	1,400 SF
12	Loan South	1,400 SF
13	Ollie's Bargain Outlet	30,000 SF
14	Available	14,000 SF

SUITE	TENANT NAME	SPACE SIZE
15	Golden Beauty Supply	4,200 SF
16	Shoe Show	5,600 SF
17	Cato	4,800 SF
18	Mexican Grocery	3,300 SF
19	Allstate	1,500 SF
20	Davita Dialysis	8,470 SF



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