

# PAD WITH FRONTAGE ON OPELIKA ROAD

1250 Opelika Highway Auburn, AL 36830



## LAND FOR SALE & LEASE

1.08 Acre Lot with 205' Frontage on Opelika Road

### Property Highlights

- Excellent opportunity on Opelika Road
- Great visibility and access
- Surrounded by new housing and retail/restaurants
- Zoning CRD-S
- Utilities available to site

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,019	19,673	33,202
Total Population	6,754	46,384	79,392
Median HH Income	\$51,979	\$47,499	\$46,343

### Traffic Counts

21,863 VPD

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MARKET AERIAL | FOR SALE & LEASE



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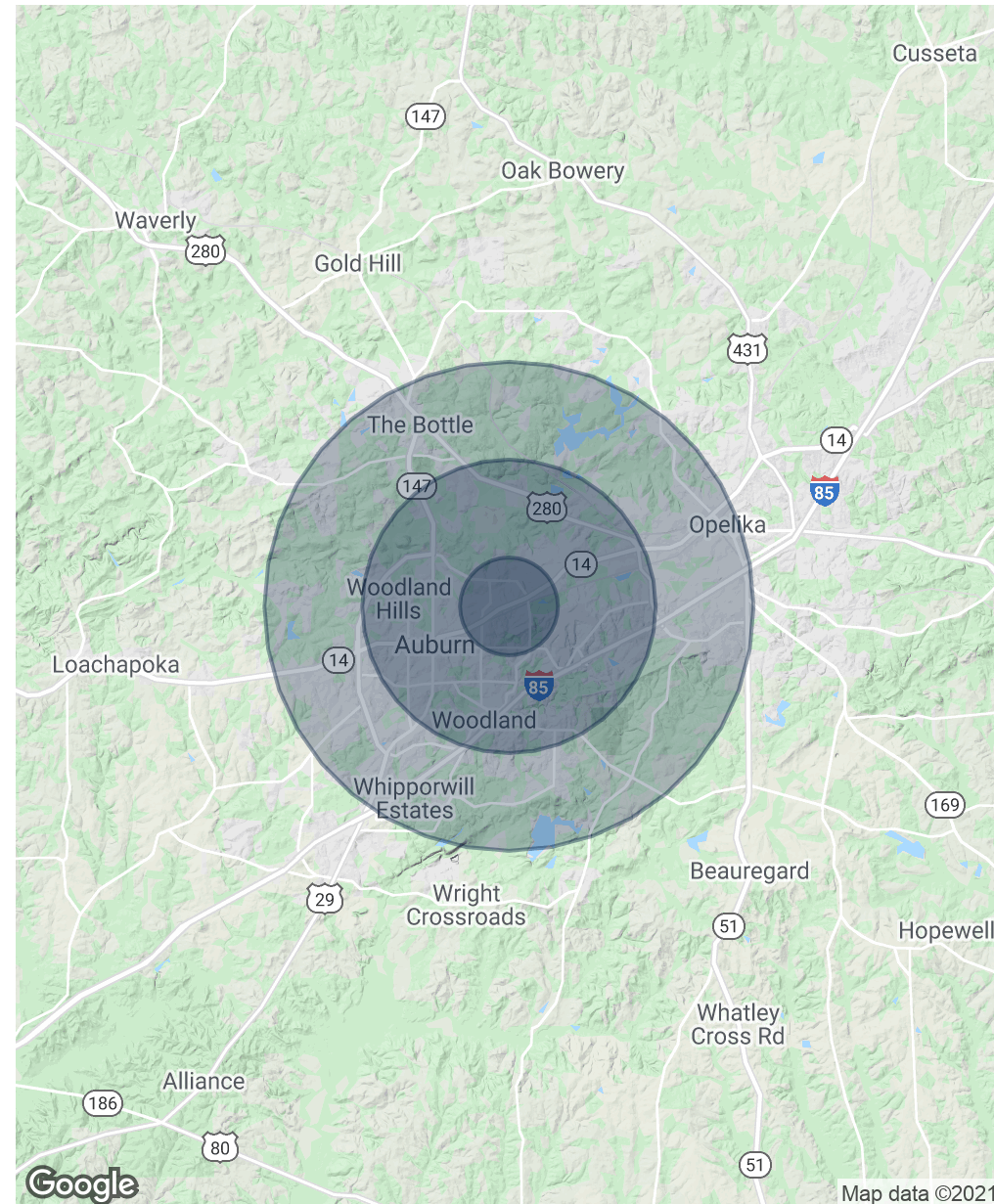
1250 Opelika Highway Auburn, AL 36830

DEMOGRAPHICS MAP & REPORT | FOR SALE & LEASE

Population	1 Mile	3 Miles	5 Miles
Total Population	6,754	46,384	79,392
Average age	33.5	32	33
Daytime Population	13,311	71,729	116,305
Student Population	2,966	23,665	38,130

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,019	19,673	33,202
# of persons per HH	2.1	2.2	2.4
Median HH Income	\$51,979	\$47,499	\$46,343
Average house value	\$232,902	\$264,733	\$253,090

\* Demographic data derived from SiteWise Pro



Map data ©2021

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CITY INFORMATION | FOR SALE & LEASE



## Auburn & Opelika, Alabama

This 1.0 acre site is located just 2.5 miles from Auburn University and 5 miles from downtown Opelika. With a total enrollment of 30,737 students, Auburn University has developed into one of the largest universities in the South, remaining in the educational forefront. Auburn University was rated the Top University in Alabama (U.S. News & World Report 2021) and the #1 University and Best Value in Alabama (niche.com).

Auburn is a friendly university town in the rolling hills of central Alabama, with a population of around 60,000. It is conveniently located along I-85, less than 60 miles northeast of Alabama's capital city of Montgomery; about 30 miles northwest of Columbus, Georgia; and 100 miles southwest of Atlanta. Forbes has consistently ranked Auburn on its lists for Best Places to Retire and Best Small Places for Business and Careers. Auburn City Schools has consistently been ranked among the top public school systems in the state and nation.

The Auburn-Opelika area ranked 5th in economic growth potential by Business Facilities Magazine. Lee County's growing population mirrors the steady growth and development of nonagricultural employment in the area. The growing manufacturing sector includes automotive suppliers, distribution centers and medical suppliers as well as numerous new retail and restaurant developments, which have all contributed to strengthen the area's economy over the last decade.

Images from google.com



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