

# SOUTH COLLEGE RETAIL CENTER, PHASE I & II

S College St, Auburn, AL 36832

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Auburn is the largest city in Eastern Alabama, and it is a principal city of the Auburn-Opelika Metropolitan Area. Auburn-Opelika has an MSA of 160,299 and is Alabama's fastest growing metro area. Home to Auburn University, with an enrollment of 28,939, Auburn is largely driven by the influence of education. Auburn's retail corridors have seen massive redevelopment efforts over the last decade as population numbers continue to rise.



## PROPERTY HIGHLIGHTS

- Phase I has 1,590 SF available
- Phase II has up to 4,900 SF available with a drive thru
- Sites located along a major corridor in rapidly growing Auburn, AL, home to Auburn University with a student population of 29K
- Traffic Count: 26,500 AADT, South College Street
- Full access onto College Street
- Call for more information

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	30,284	60,684	101,237
HOUSEHOLDS	12,204	25,679	41,378
AVERAGE HH INCOME	\$58,657	\$65,315	\$67,111

## EXCLUSIVE AGENT(S)

RAY JONES, CCIM • ray.jones@tscg.com • 334.332.8424

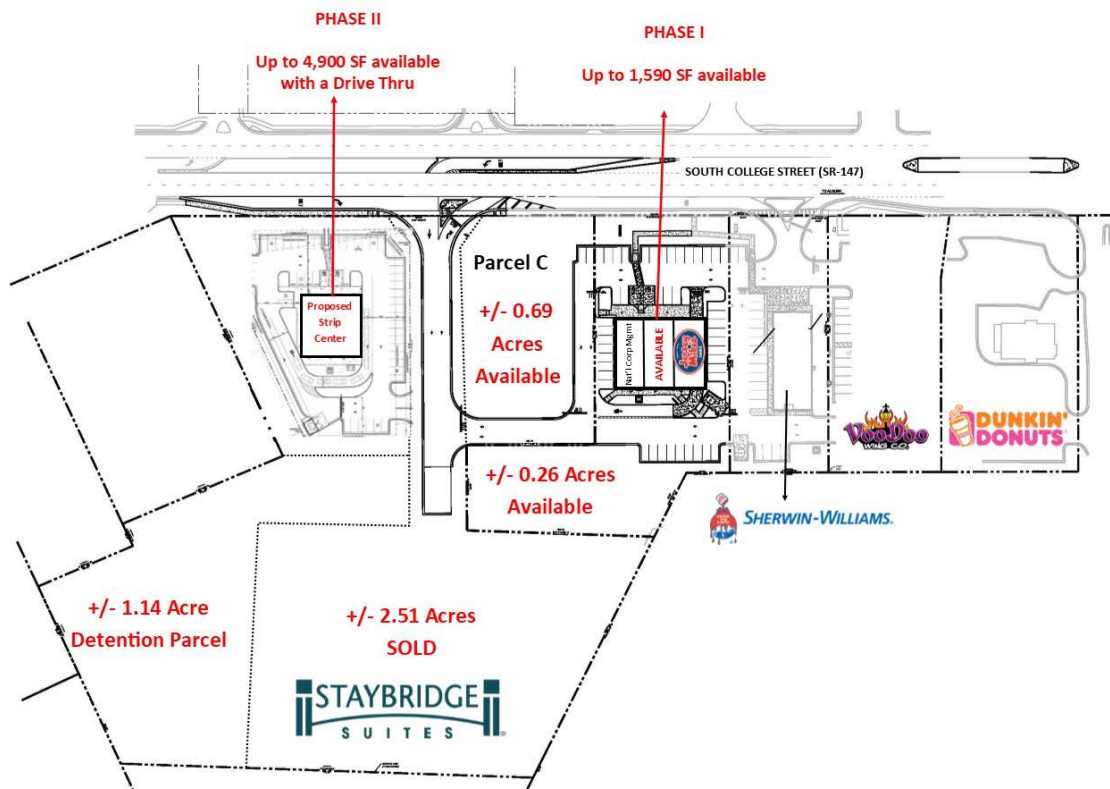
ALEXANDER BARINEAU • alexander.barineau@tscg.com • 205.776.6715



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## SITE PLAN



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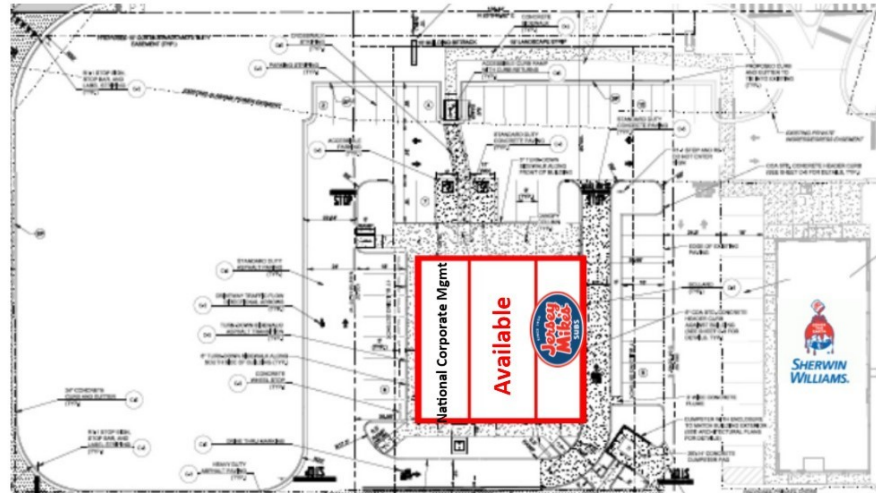
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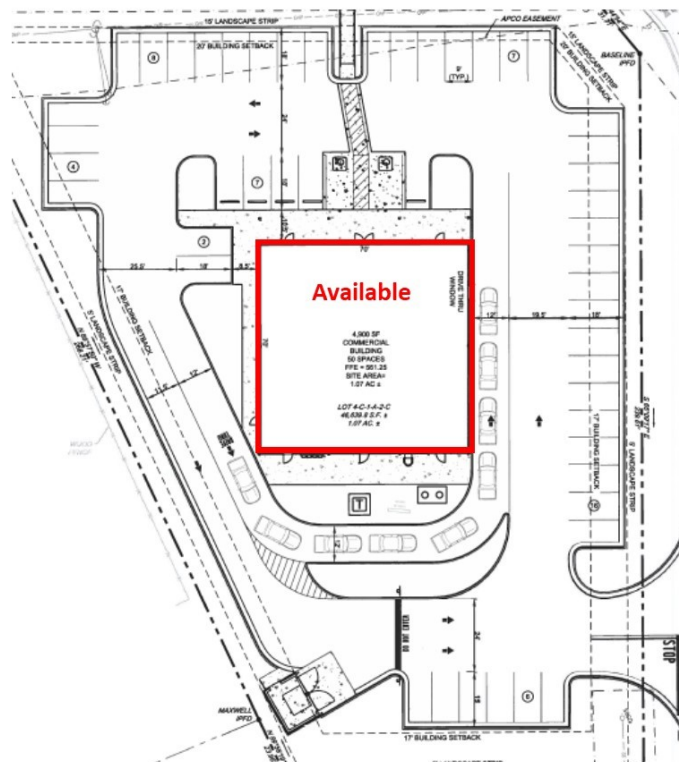
### PHASE I

1,590 SF  
Available



### PHASE II

4,900 SF  
Available  
W/Drive Thru



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