

# 3713 PEPPERELL PARKWAY – OPELIKA, AL

**SQUARE FEET:**

+/- 6000 sqft

**ZONING:**

Commercial – C3

**TRAFFIC COUNTS:**

25,000 – AADT 2024

**ADDRESS:** 3713 Pepperell Pkwy. Opelika, AL 36801

**Location:**

Just off the Intersection of Veterans Pkwy and Pepperell Pkwy (Opelika Rd in Auburn). Across from Saugahatchee Square Shopping Center (Gigi's Cupcakes and P360 Sports Academy)

**Summary:**

Great Retail Space in just across the Auburn/Opelika line in Opelika. Space can be split into two 3,000 sqft bays.

**Office Address**

2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

**Craig Melton**

Broker

334-559-4914 Mobile  
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# OVERVIEW

Incredible opportunity to lease space in rapidly growing Auburn/Opelika . Currently Six people a day are moving to Opelika/Auburn. Formerly used as vape shoe and furniture store

## PROPERTY HIGHLIGHTS

Great Visibility with Signage  
Two curb cuts

## PROPERTY SUMMARY

Asking Rent: \$27.50  
Year Built: 1970  
Lot Size: 1.56 acres  
Total SF: 6,00 SF for Lease

## LOCATION HIGHLIGHTS

Convenient to all of Lee County  
Close to Auburn Mall  
Close proximity rapid residential growth



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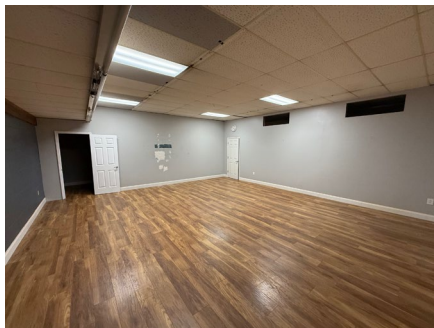
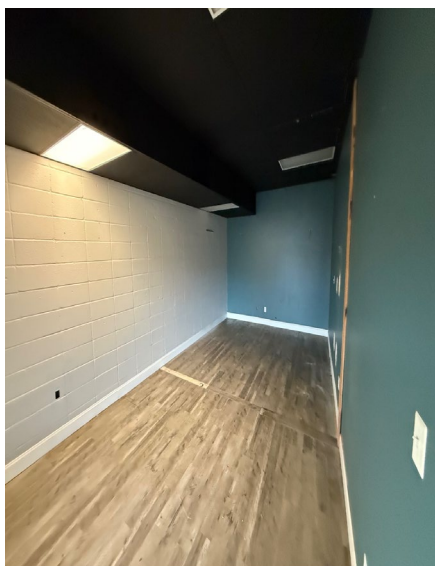
# AERIAL MAP

## AUBURN-OPELIKA RETAIL TRADE AREA





# PHOTOS



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