

3600 Pepperell Pkwy

Approx. 5,177 sqft, Gross Building Area on +/- 1.39 acres

3600 Pepperell Pkwy
Opelika, AL 36831



Available:

Approx. +/- 5,177 Sqft of GBA

Uses:

Vet Clinic, Office, Retail, Car Sales

Lease:

\$20 sqft NNN

Location:

Conveniently located on Pepperell Pkwy across from the intersection of Airport Rd.

Summary:

Building and land available along heavily traveled Pepperell Pkwy at an offset signalized intersection. Room for expansion on the +/- 1.39-acre site. Zoned C-3.

BUILDING FOR LEASE



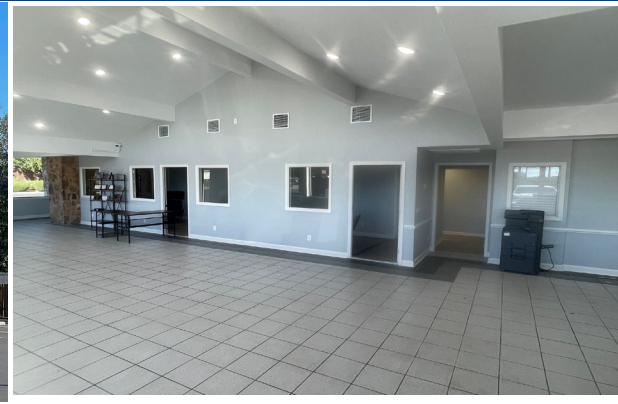
Craig Melton

Broker

334-559-4914 Mobile

Comprehensivcre@gmail.com

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LOT SIZE:

+/- 1.39 acres

Occupancy:

Vet Clinic – Moving out soon

DAILY TRAFFIC COUNT:

+/- 26,000 VPD

PROPERTY INFO:

Current Build Out for a Vet Clinic
Formerly a Car Lot
Full Curb cut with great access
Large sign at the road
Fenced in area behind building



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Tax Map Aerial



COMPREHENSIVE
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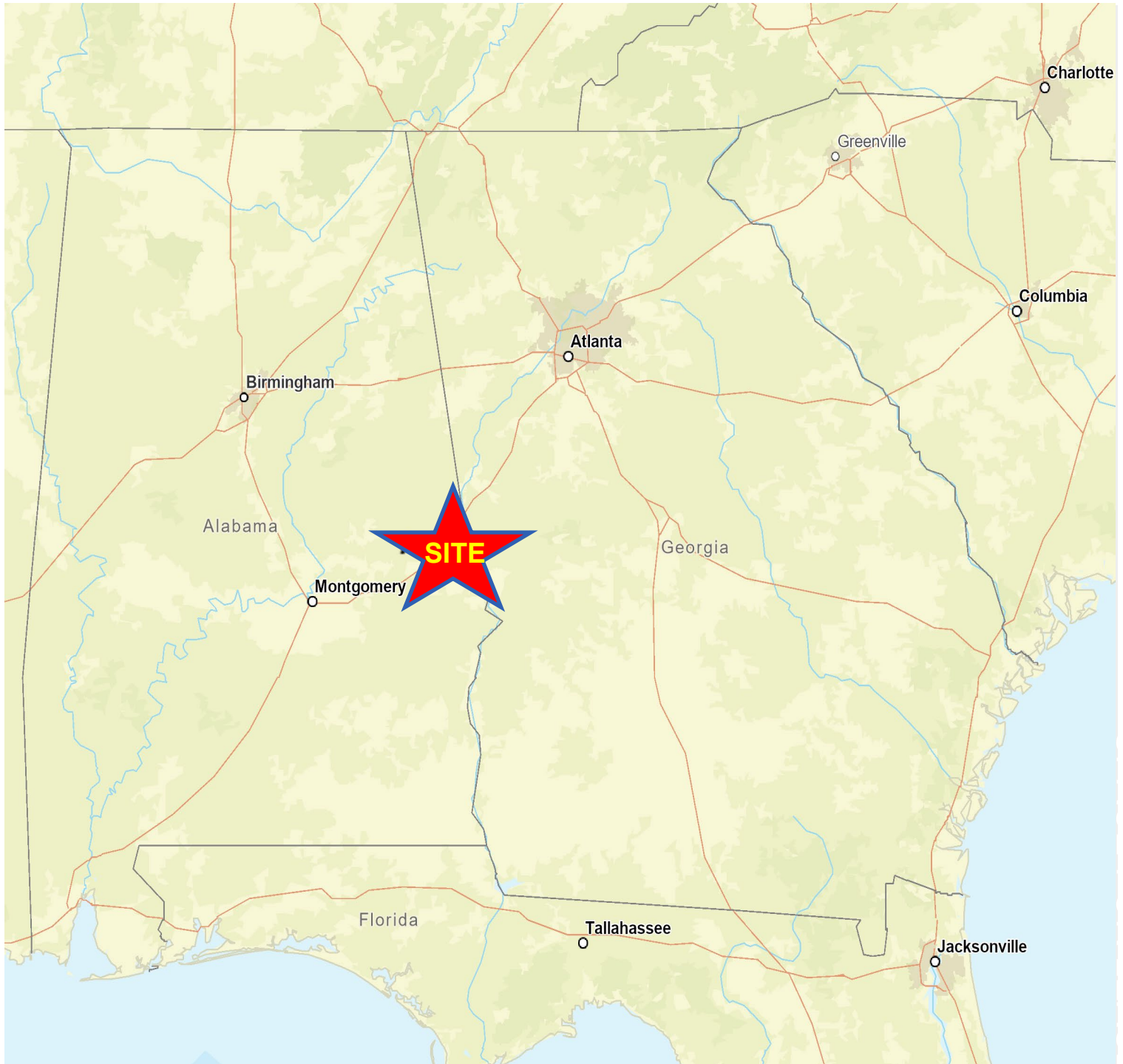
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Location Map



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