

COMMERCIAL PROPERTY FOR SALE

2195 1st Avenue ♦ Opelika, AL ♦ 36801 ♦ Lee County



11,220 SF BUILDING ON 1.5 +/- ACRE LOT • ASK PRICE: \$1,950,000

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

LOCATION DETAILS

2195 1st Avenue ♦ Opelika, AL ♦ 36801 ♦ Lee County

- ♦ Building Size. 11,220 +/- sq. ft.
- ♦ Lot Size: 1.5 acres. Adjoining lot available.
- ♦ Zoned: C-2 Office/Retail District, City of Opelika
- ♦ Lot Dimensions: 200' x 345'
- ♦ Year Built: 2018/19
- ♦ Taxes: \$14,529.96 / yr
- ♦ Ideal for intended use of Gun Range or conversion to office warehouse, showroom, day care, event center.
- ♦ High Quality Construction.
- ♦ Easy access to Hwy 280 and I-85, Auburn & Opelika
- ♦ Up and coming Auburn / Opelika Market named No. 2 per capita in the nation by Site Selection Magazine.
- ♦ Appraised Value: \$2,670,000
- ♦ Ask Price \$1,950,000
- ♦ Full set of plans available. Call for details and showing.



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

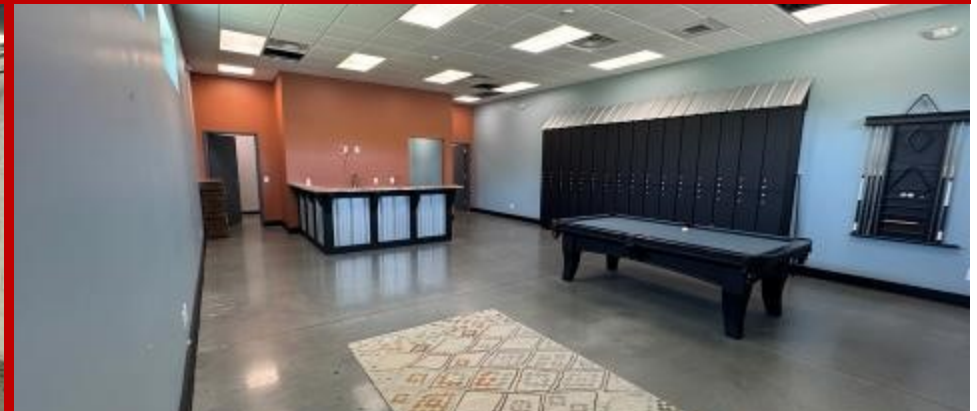
MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

INTERIOR PHOTOS

2195 1st Avenue ♦ Opelika, AL ♦ 36801 ♦ Lee County



Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

EAGLE EYE PHOTOS

2195 1st Avenue ♦ Opelika, AL ♦ 36801 ♦ Lee County



Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

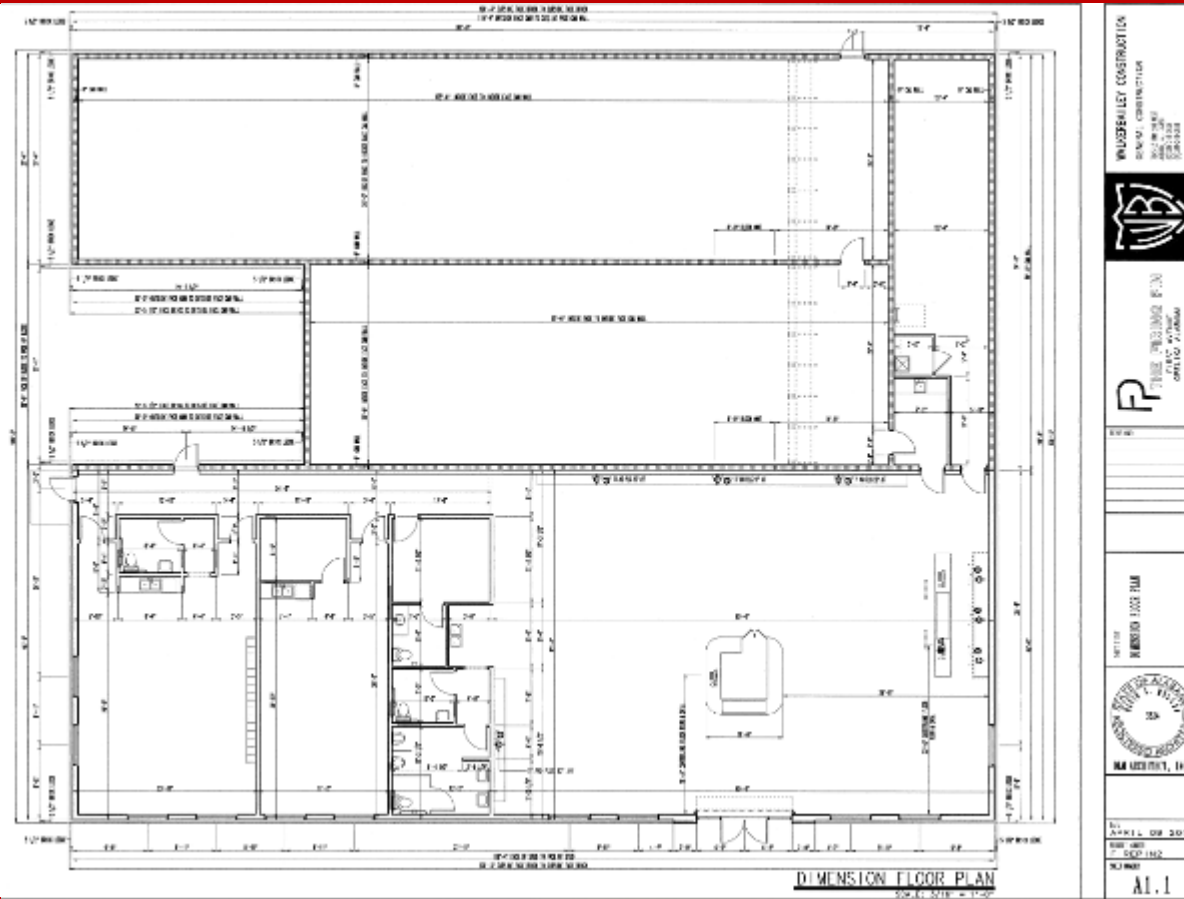
MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

FLOOR PLAN

2195 1st Avenue ♦ Opelika, AL ♦ 36801 ♦ Lee County



Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PLAT MAP

2195 1st Avenue ♦ Opelika, AL ♦ 36801 ♦ Lee County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

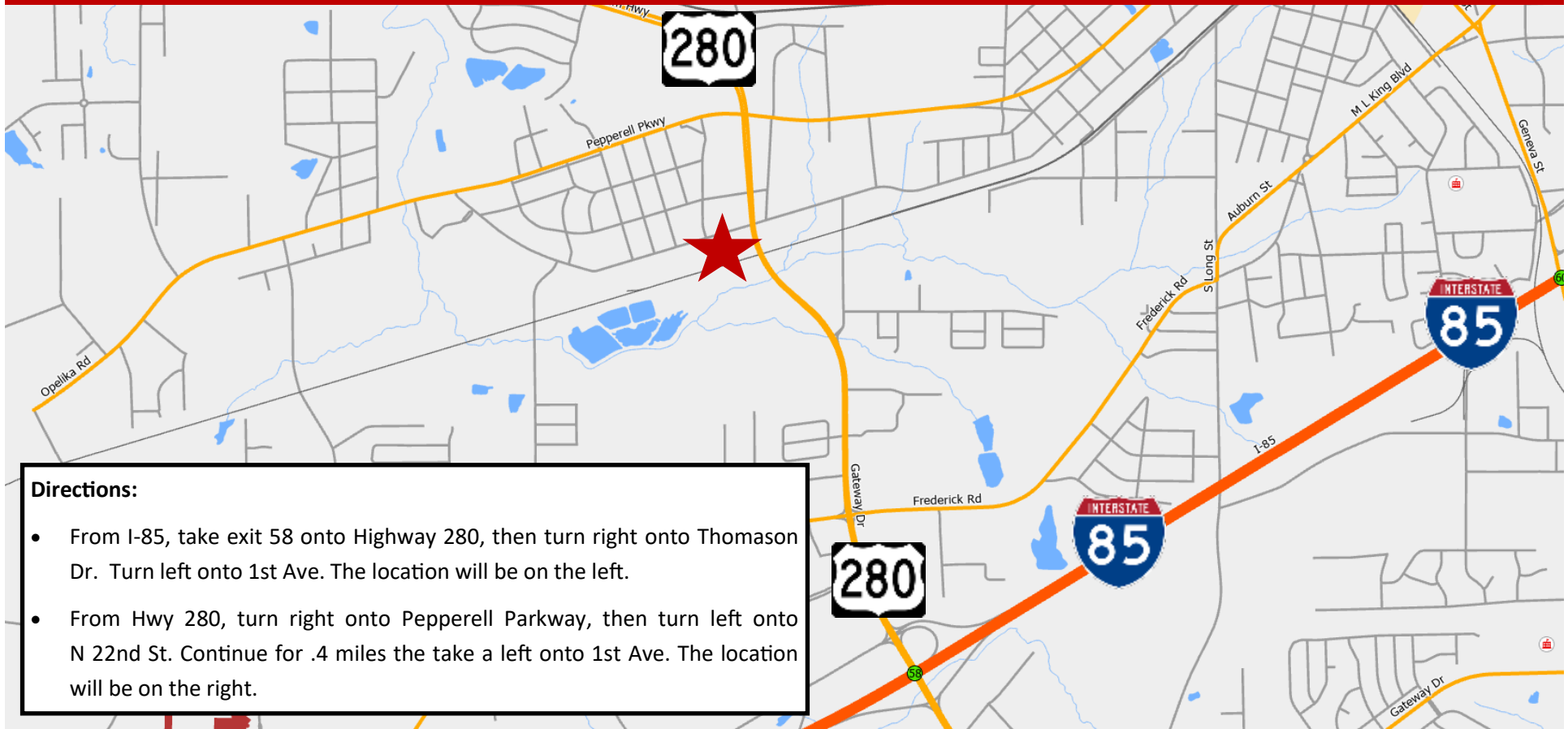
MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

LOCATION MAP

2195 1st Avenue ♦ Opelika, AL ♦ 36801 ♦ Lee County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

DEMOGRAPHICS

2195 1st Avenue ♦ Opelika, AL ♦ 36801 ♦ Lee County

DEMOGRAPHIC SUMMARY

2195 1st Ave, Opelika, Alabama, 36801

Ring of 5 miles

KEY FACTS

77,587

Population



31,676

Households

32.1

Median Age

\$49,158

Median Disposable Income

EDUCATION

6.3%

No High School Diploma



19.5%

High School Graduate



23.8%

Some College/
Associate's Degree



50.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$59,205

Median Household Income



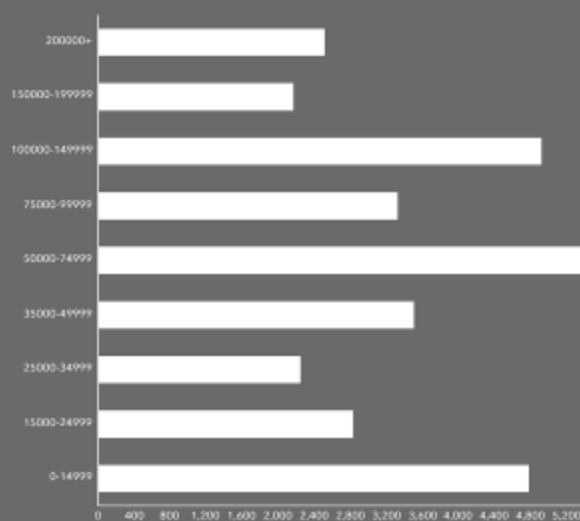
\$36,312

Per Capita Income

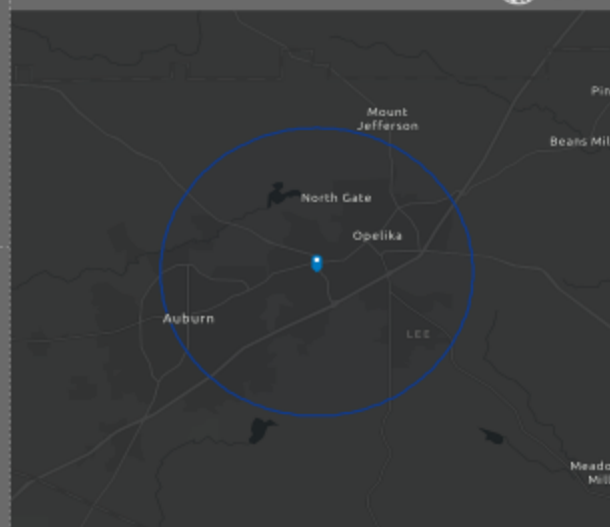


\$86,560

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

66.0%

18.0%

18.1%

3.0%

Unemployment Rate

Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.