

# 1319 OPELIKA RD – AUBURN, AL



**Asking Price \$899,000.00**

**ACRES:**

+/- .45

**SQUARE FEET:**

+/- 2640

**ZONING:**

CRD-S

**TRAFFIC COUNTS:**

+/- 21,000 - VPD

**Address:**

1319 Opelika Rd Auburn, AL 36830

**Location:**

Just off the intersection of E University Drive and Opelika Rd.. E University Drive is the loop system around Auburn. The property borders Chicken Salad Chick and is across the street from Auburn's Midtown Development.

**Summary:**

+/- .45 acres bordering Opelika Road w/ 2640 SQ FT of Office/Retail Space for an end user or to be re developed w/ 100 Ft +/- of Road Frontage.



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# OVERVIEW

Located in a rapidly expanding area, this property sits near a major intersection, ensuring excellent visibility and accessibility.

The surrounding community has experienced significant growth over the past decade, attracting new residents and businesses.

With close proximity to key employers, established neighborhoods, and ample parking, this location offers strong potential for various commercial opportunities.

## PROPERTY HIGHLIGHTS

Great visibility

Daily Traffic Counts +/- 20,000 VPD

## PROPERTY SUMMARY

Asking Price: \$899,000

Year Built: 1937 remodeled several times

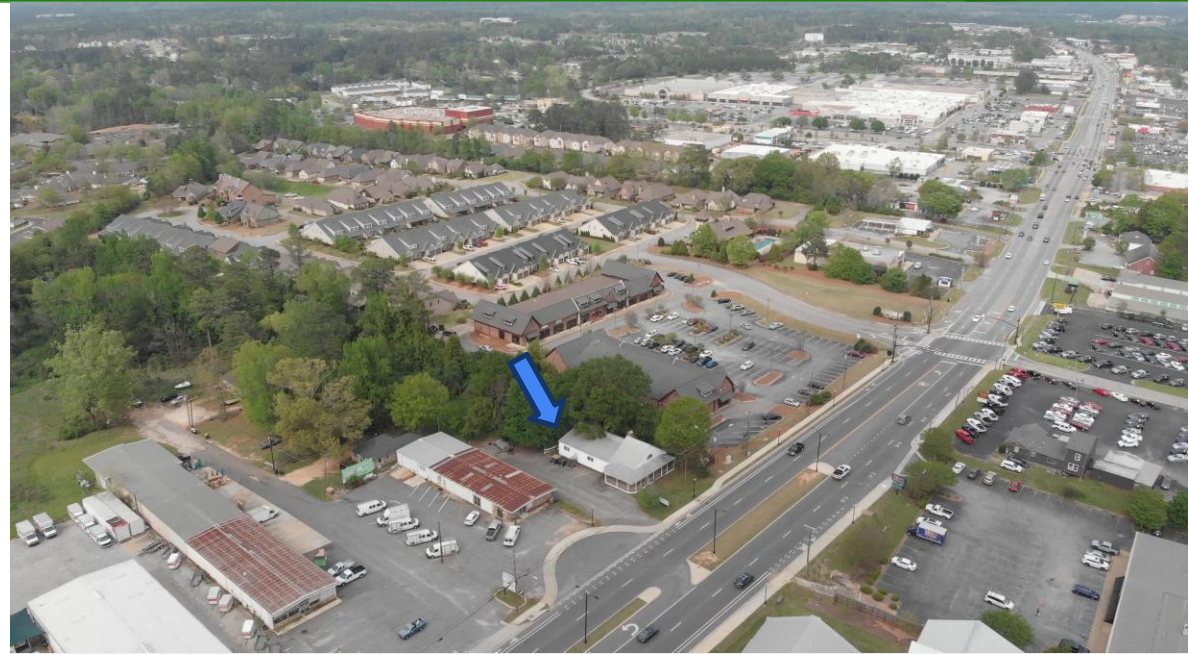
Lot Size: +/- .45 Acres

Total SF: 2640 +/- SF

## LOCATION HIGHLIGHTS

Located near the loop system around Auburn

Main commercial corridor between Auburn and Opelika



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# PROPERTY PHOTOS



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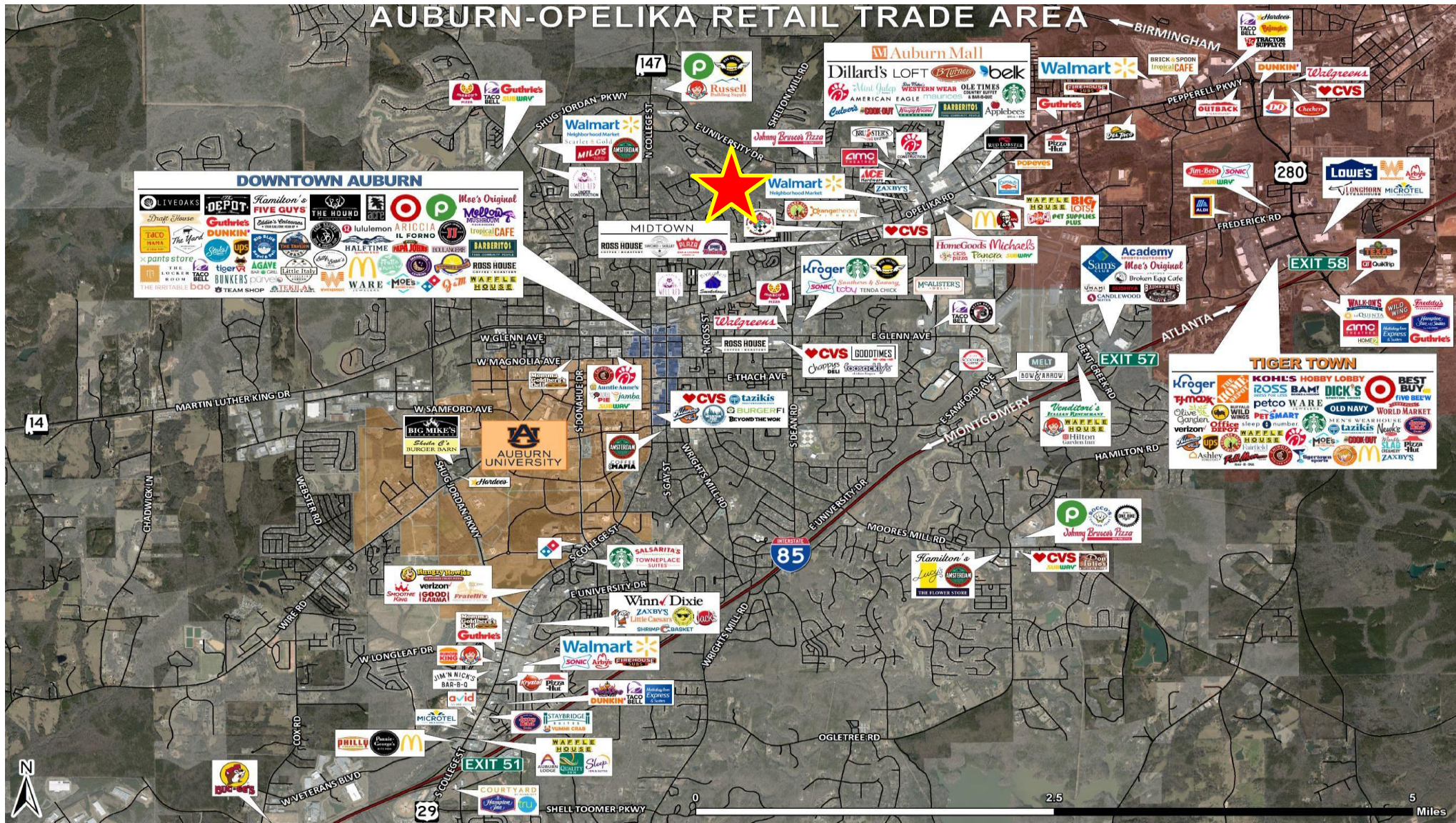
# EAST SIDE OF SITE TRADE MAP



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# TRADE AREA RETAIL AERIAL



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# Location Information- Auburn/Opelika Metro

## 1. Rapid Economic & Population Growth:

Auburn is one of Alabama's fastest-growing cities, with an expanding population that creates a strong customer base. The metro has seen a 17.1% population increase since 2010, indicating rising economic opportunities.

## 2. Business-Friendly Environment:

Low business taxes and incentives for startups.

## 3. Access to a Skilled Workforce:

Auburn University graduates provide a steady stream of highly skilled professionals in business, engineering, and technology.

## 4. Diverse & Growing Market

**Industrial:** The city's industrial base comprises over 50 companies, primarily medium-sized, technology-driven manufacturing firms.

**Retail & Hospitality:** A thriving university town creates demand for shops, restaurants, and services.

**Healthcare & Biotech:** Strong medical sector with a growing healthcare workforce.

## 5. Affordable Cost of Living & Doing Business:

Lower rent and operational costs compared to larger metro areas. High quality of life attracts professionals and families to the area.

## 6. Prime Location & Transportation Access

Conveniently located near Interstate 85 & HWY 280, connecting to Atlanta, Birmingham and Montgomery. Auburn University Regional Airport supports business travel. Rail and logistics infrastructure support manufacturing and distribution businesses.



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# Local Growth Chart/ Summary



## Community Change Snapshot

1319 Opelika Rd  
Ring of 8 miles

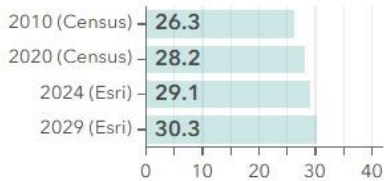
Diversity Index



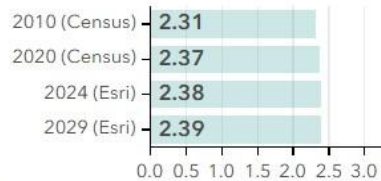
Dots show comparison to

Lee County

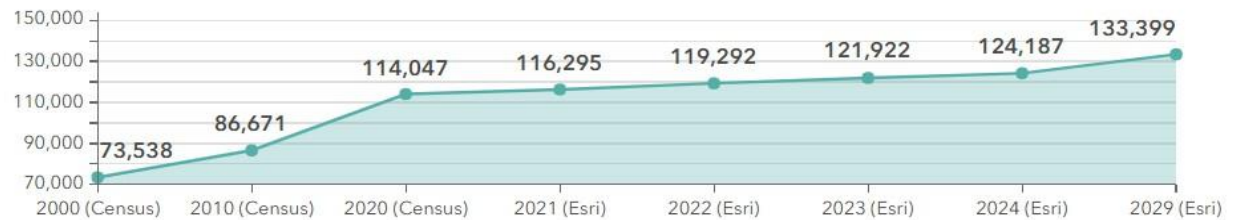
Median Age



Average Household Size



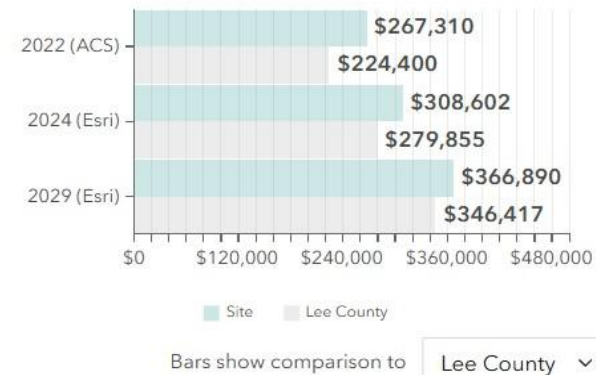
Total Population



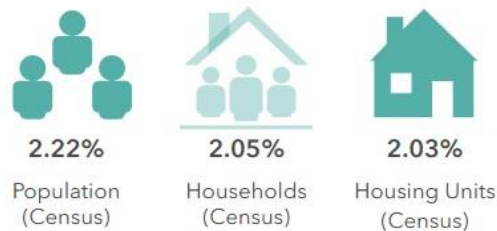
Owner vs Renter Occupied Units



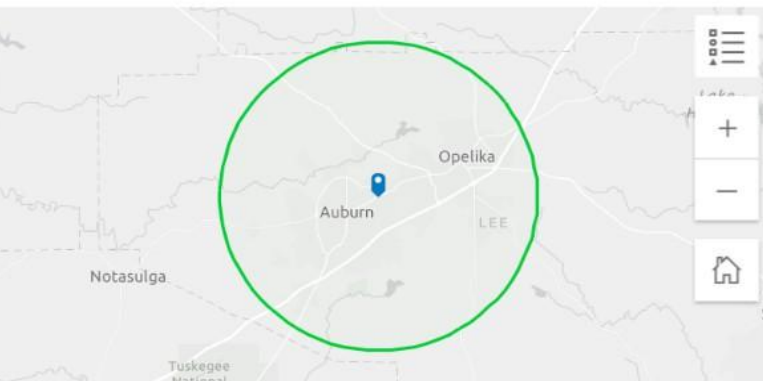
Median Home Value



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



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# WEST SIDE OF SITE TRADE AREA



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## End User Options : Coffee Shop



## Possible Re Development Options: QSR



# Possible Re Development Options: TownHouses

