

FOR SUBLICENSE

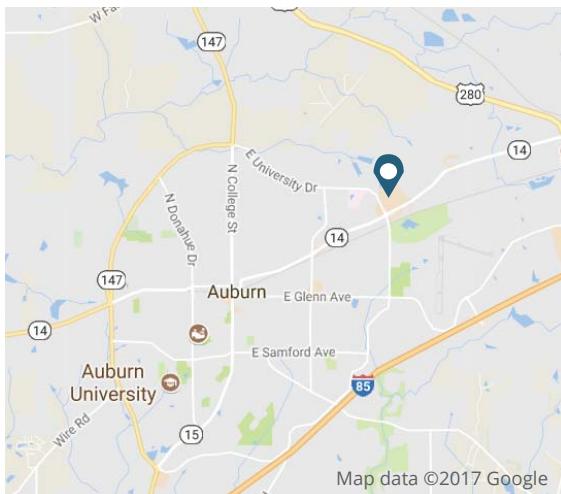
Former JCPenney Box Available

Auburn Mall | 1627 Opelika Road | Auburn, AL



Overview

AVAILABLE	57,076 SF
RATE	\$5.00 /SF



Contact

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Description

- Sublease opportunity in major retail mall in Auburn, AL - the largest city in eastern Alabama
- Strong tenant mix including Dillard's, Belk, Steinmart, JoS. A. Bank and Bath & Body Works
- 3.4 miles from Auburn University, one of Alabama's largest universities with more than 28,000 students and 1,200 faculty members
- The Auburn-Opelika, AL MSA has a population of 158,991 and is less than 45 minutes from Columbus, GA; the greater Columbus-Auburn-Opelika, GA-AL CSA is home to 501,649 residents

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
Population	5,466	39,048	77,955
Total # of Households	2,339	16,872	31,819
Avg HH Income	\$60,827	\$58,914	\$60,520
Daytime Population	5,405	26,132	39,508

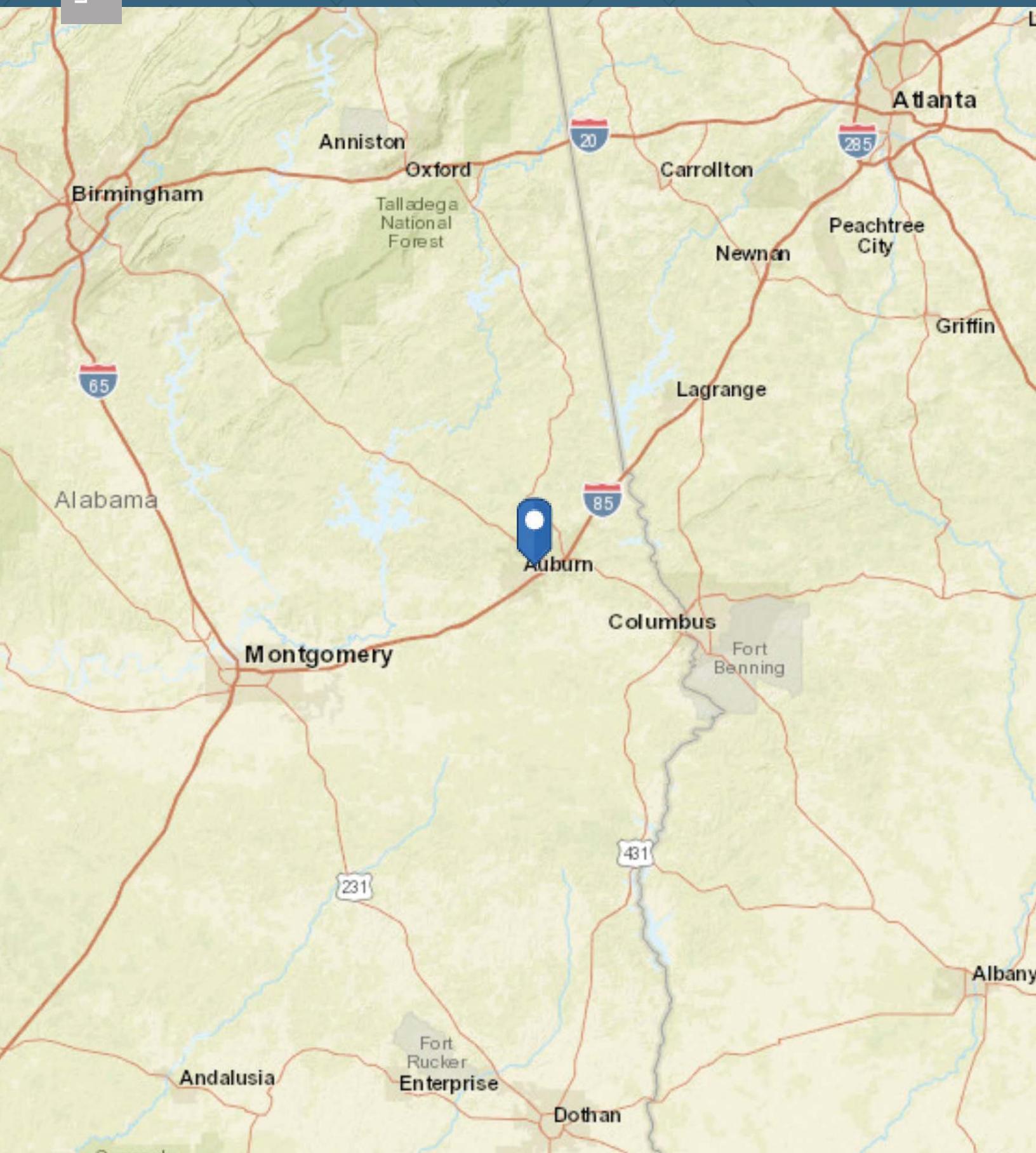
Year: 2017 | Source: Esri

Traffic Counts

Opelika Road, Adjacent to Site	27,540 VPD
Opelika Road, Adjacent to Site	21,830 VPD
E University Drive, NW of Site	19,600 VPD
Year: 2015 Source: ALDOT	

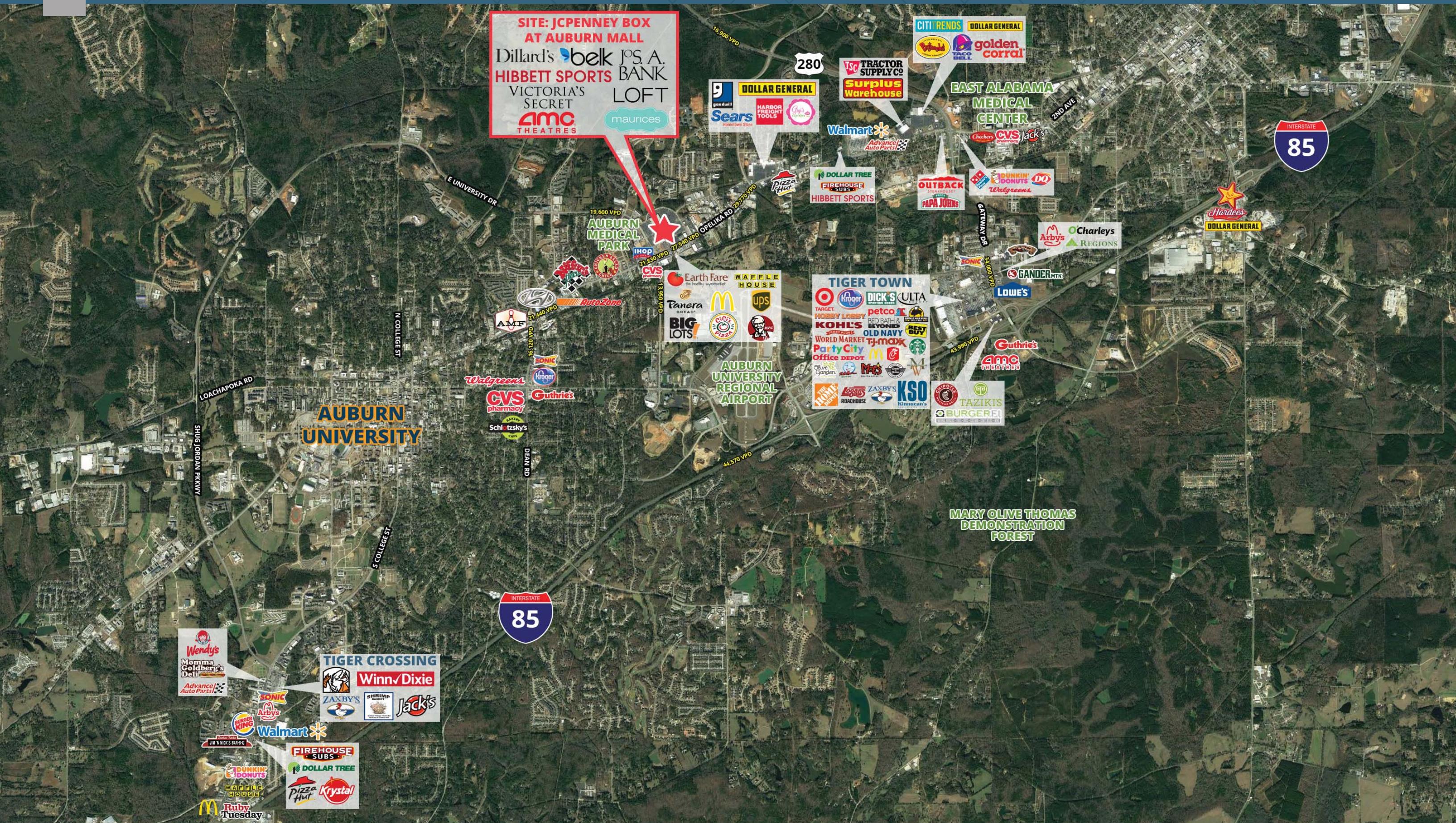
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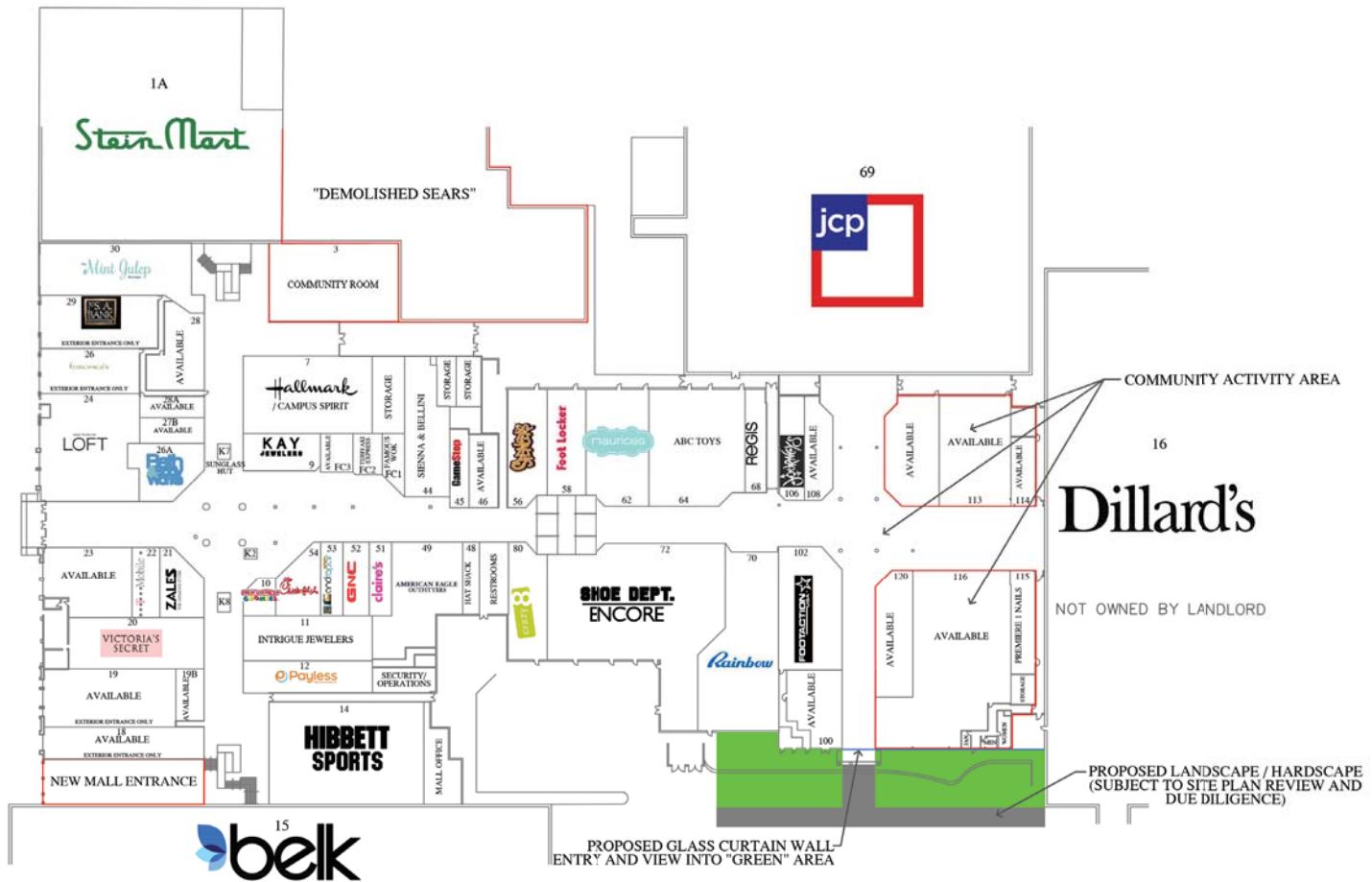
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- PROPOSED DEMOLITION

(LANDLORD SHALL BE PERMITTED TO DEMOLISH ALL OR ANY PORTION OF THE AREA OUTLINED IN "RED" TO CONVERT ITS USE FROM THOSE OF RETAIL SHOPS TO A "COMMUNITY ACTIVITY AREA".

*LANDLORD RESERVES THE RIGHT TO CHANGE THE CONFIGURATION OF THE STORES TO INCLUDE CHANGING BAYS SHOWN AS STORAGE, MAIL OFFICES, SECURITY, "DEMO", COMMUNITY ROOM, ETC. AND SHEETROCKED BAYS COVERED WITH TVs AND/OR HISTORICAL PHOTOGRAPHS TO LEASED BAYS AND REPLACE LEASED BAYS WITH OFFICES FOR SECURITY, COMMUNITY ROOM, MAIL OFFICES, "DEMO" AND STORAGE, ETC. AND SHEETROCKED BAYS COVERED WITH TVs AND/OR HISTORICAL PHOTOGRAPHS. LANDLORD RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO DEMO THE SPACES INDICATED HEREIN. (THE PROPOSED DEMO AND SHEETROCKED BAYS COVERED WITH TVs AND/OR HISTORICAL PHOTOGRAPHS SHALL NOT BE INCLUDED IN THE SHOp, SQUARe, FOOTAGE, CO-tenANCY, CALCULATION OR THE CTJ CALCULATION.)

Executive Summary

Auburn Mall | 1627 Opelika Road | Auburn, AL



	1 mile	3 miles	5 miles
Population			
2000 Population	3,727	29,907	58,091
2010 Population	4,703	33,893	67,418
2017 Population	5,466	39,048	77,955
2022 Population	6,098	42,550	84,947
2000-2010 Annual Rate	2.35%	1.26%	1.50%
2010-2017 Annual Rate	2.10%	1.97%	2.02%
2017-2022 Annual Rate	2.21%	1.73%	1.73%
2017 Male Population	46.4%	50.4%	49.5%
2017 Female Population	53.6%	49.6%	50.5%
2017 Median Age	31.2	27.5	26.4

In the identified area, the current year population is 77,955. In 2010, the Census count in the area was 67,418. The rate of change since 2010 was 2.02% annually. The five-year projection for the population in the area is 84,947 representing a change of 1.73% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 31.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	57.4%	65.4%	64.4%
2017 Black Alone	25.1%	21.3%	25.4%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2017 Asian Alone	11.4%	7.7%	5.9%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	3.6%	3.1%	2.0%
2017 Two or More Races	2.1%	2.0%	1.8%
2017 Hispanic Origin (Any Race)	6.8%	5.9%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,666	13,529	24,079
2010 Households	2,032	14,712	27,558
2017 Total Households	2,339	16,872	31,819
2022 Total Households	2,610	18,419	34,823
2000-2010 Annual Rate	2.01%	0.84%	1.36%
2010-2017 Annual Rate	1.96%	1.91%	2.00%
2017-2022 Annual Rate	2.22%	1.77%	1.82%
2017 Average Household Size	2.23	2.20	2.30

The household count in this area has changed from 27,558 in 2010 to 31,819 in the current year, a change of 2.00% annually. The five-year projection of households is 34,823, a change of 1.82% annually from the current year total. Average household size is currently 2.30, compared to 2.29 in the year 2010. The number of families in the current year is 15,691 in the specified area.

Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$42,113	\$37,034	\$36,793
2022 Median Household Income	\$49,944	\$41,180	\$40,442
2017-2022 Annual Rate	3.47%	2.15%	1.91%
Average Household Income			
2017 Average Household Income	\$60,827	\$58,914	\$60,520
2022 Average Household Income	\$73,259	\$67,448	\$68,750
2017-2022 Annual Rate	3.79%	2.74%	2.58%
Per Capita Income			
2017 Per Capita Income	\$27,192	\$25,940	\$25,473
2022 Per Capita Income	\$32,455	\$29,631	\$28,916
2017-2022 Annual Rate	3.60%	2.70%	2.57%
Households by Income			
Current median household income is \$36,793 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$40,442 in five years, compared to \$62,316 for all U.S. households			
Current average household income is \$60,520 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$68,750 in five years, compared to \$91,585 for all U.S. households			
Current per capita income is \$25,473 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,916 in five years, compared to \$34,828 for all U.S. households			
Housing			
2000 Total Housing Units	1,852	14,675	26,411
2000 Owner Occupied Housing Units	634	5,293	11,212
2000 Renter Occupied Housing Units	1,032	8,236	12,867
2000 Vacant Housing Units	186	1,146	2,332
2010 Total Housing Units	2,350	16,484	30,713
2010 Owner Occupied Housing Units	691	6,264	13,276
2010 Renter Occupied Housing Units	1,341	8,448	14,282
2010 Vacant Housing Units	318	1,772	3,155
2017 Total Housing Units	2,681	18,648	35,098
2017 Owner Occupied Housing Units	691	6,646	14,221
2017 Renter Occupied Housing Units	1,648	10,226	17,598
2017 Vacant Housing Units	342	1,776	3,279
2022 Total Housing Units	2,987	20,337	38,359
2022 Owner Occupied Housing Units	765	7,242	15,520
2022 Renter Occupied Housing Units	1,846	11,177	19,303
2022 Vacant Housing Units	377	1,918	3,536

Currently, 40.5% of the 35,098 housing units in the area are owner occupied; 50.1%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 30,713 housing units in the area - 43.2% owner occupied, 46.5% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 6.11%. Median home value in the area is \$199,154, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.78% annually to \$228,421.

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner an buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.