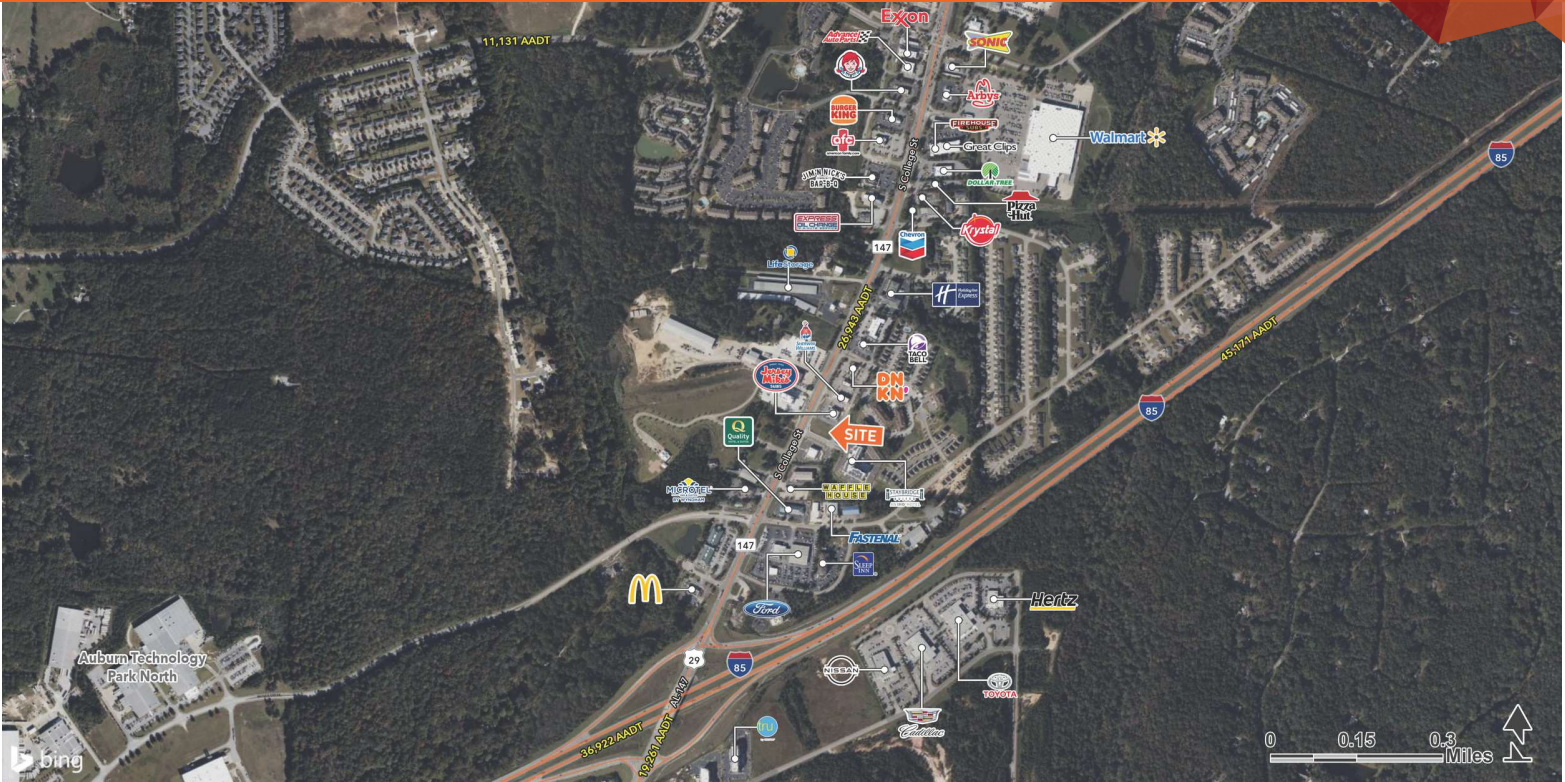


SOUTH COLLEGE PAD SITE

FOR LEASE

S COLLEGE ST, AUBURN, AL 36832



LOCATION DESCRIPTION

Auburn is the largest city in Eastern Alabama, and it is a principal city of the Auburn-Opelika Metropolitan Area. Auburn-Opelika has an MSA of 160,299 and is Alabama's fastest growing metro area. Home to Auburn University, with an enrollment of 30,440, Auburn is largely driven by the influence of education. Auburn's retail corridors have seen massive retail growth over the last decade as population numbers continue to rise.



PROPERTY HIGHLIGHTS

- Up to 1.0 AC pad site available for ground lease
- Utilities to site and detention in place
- Site located along a major corridor in rapidly growing Auburn, AL, home to Auburn University with a student population of 29K
- Traffic Count: 26,500 AADT, South College Street
- Direct access onto College Street

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	30,284	60,684	101,237
HOUSEHOLDS	12,204	25,679	41,378
AVERAGE HH INCOME	\$58,657	\$65,315	\$67,111



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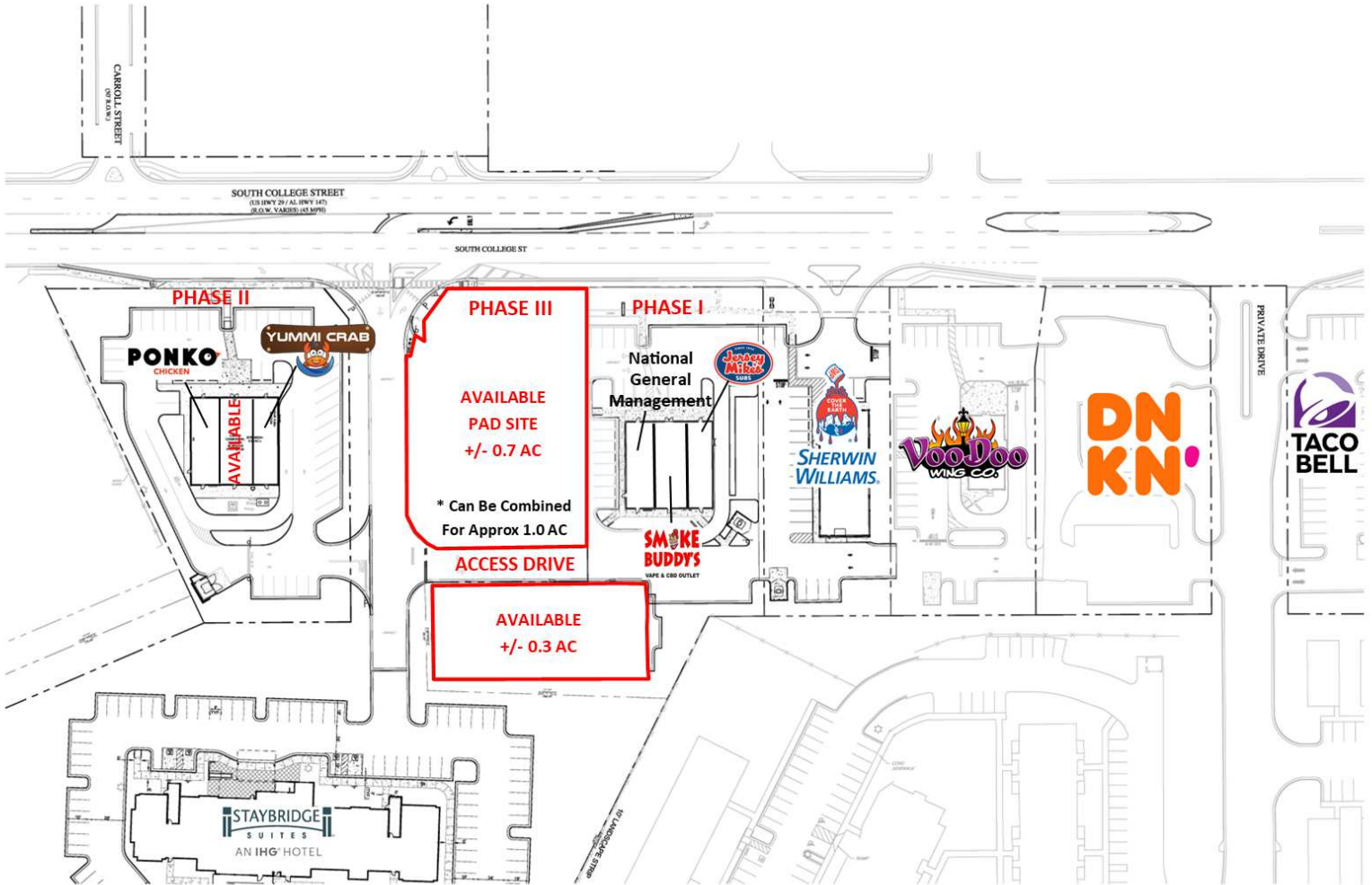
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