

# PERRYMAN HILL PLAZA

Opelika, Lee County, AL

# Publix

## OPENING 2026



## PROPERTY HIGHLIGHTS

- Highly anticipated 1st Publix shopping center in Opelika with 19,800± SF of shop space and 1 outlot.
- Part of Perryman Hill PUD: 2,500± dwellings planned; Initial phase 1 under construction by Hughston Homes
- US Hwy 280 traffic counts of 20,892± AADT & Veterans Parkway traffic counts of 7,760± AADT
- Located on signalized intersection of US Hwy 280 and Veterans Pkwy
- Adjacent to City of Opelika Innovation and Technology Park
- Directly on the path of Lake Martin from Atlanta off of I-85

- Auburn/Opelika is one of the fastest growing MSA in the state of Alabama with a population of 180,773 and a growth rate of 2.79%
- Near the East Alabama Medical Center with over 3,000 employees
- Lee County is home to Auburn University with over 28,000 students and 5,500 employees- one of the largest Universities in the South.
- Opelika is home to Southern Union State Community College with over 4,000 students currently enrolled

**MAB**American

## SUMMARY

**BAY SIZES:** Multiple Contiguous 1,400 SF

**LEASE RATE:** Contact Agent

**TOTAL GLA:** 19,800

**ZONING:** C-2

## DEMOGRAPHICS

	3 MILES	5 MILES	10MILES
Total Households	10,870	30,183	47,525
Total Population	22,500	65,423	107,129
Average HH Income	\$54,368	\$57,661	\$62,837

**JONATHAN MCCALL, CCIM**

334.356.3780  
jmccall@mcrmpm.com

**WATKINS JOHNSTON IV**

334.386.2442  
wjohnston@mcrmpm.com



**MOORE COMPANY REALTY**

312 Catoma St #200, Montgomery, AL 36104  
334.262.1952 moorecompanyrealty.com



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## AERIAL



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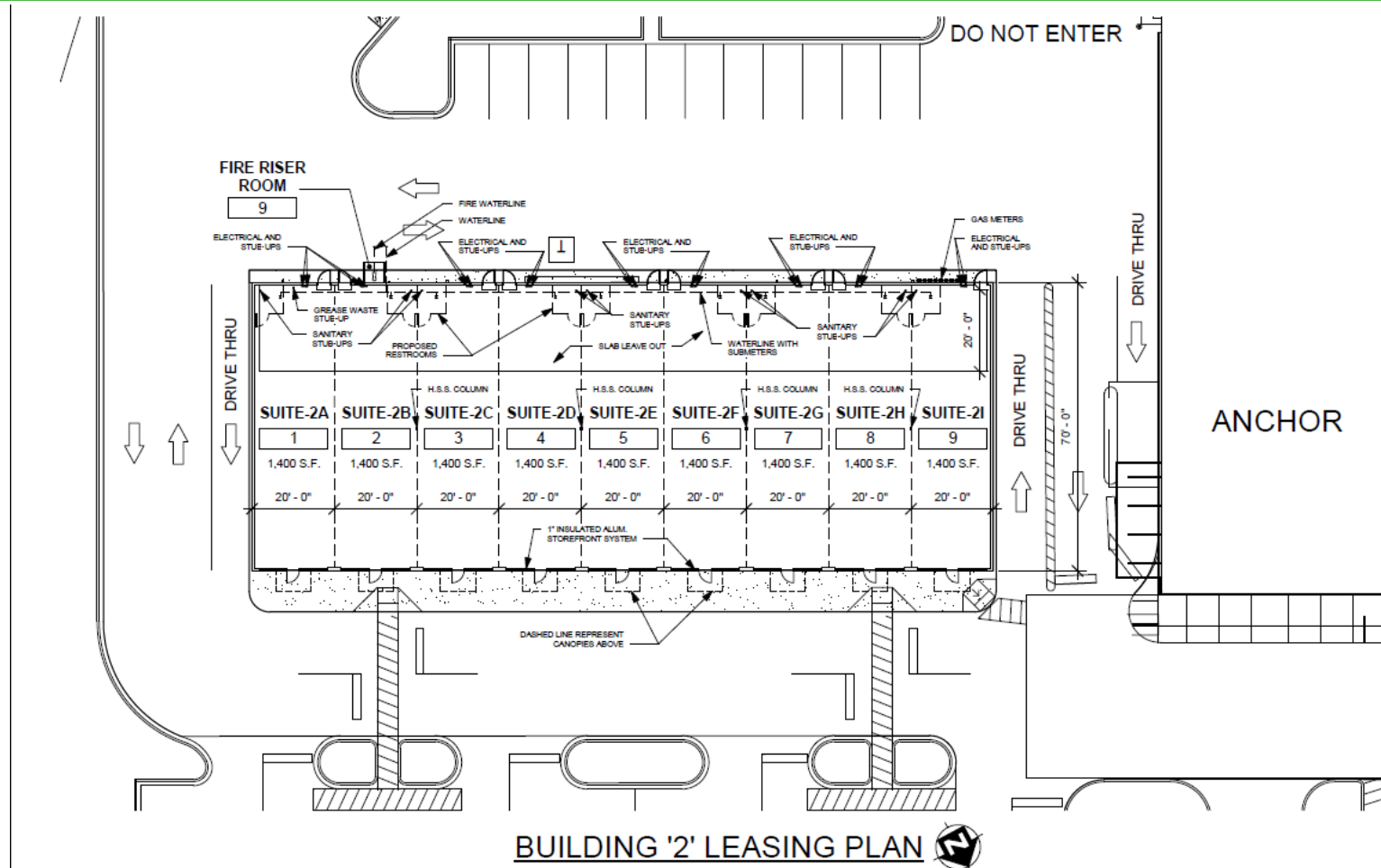
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## BAY AVAILABILITY



DEVELOPED BY:  
**MAB**

PERRYMAN HILL PLAZA  
OPELIKA, ALABAMA

1. THIS SITE LEASE PLAN IS DIAGRAMMIC AND INTENDED FOR THE SOLE AND ONLY PURPOSE OF ILLUSTRATING THE APPROXIMATE LOCATIONS OF DRIVES, PARKING AREAS, AND BUILDINGS WITHIN THE SHOPPING CENTER. LANDLORD RESERVES THE RIGHT FROM TIME TO TIME AT ITS SOLE DISCRETION TO ELIMINATE OR ADD ANY BUILDINGS, MODIFY ANY BUILDINGS, MAKE ANY MODIFICATIONS TO THE SHOPPING CENTER (INCLUDING THE COMMON AREAS) AND ANY IMPROVEMENTS THEREON, AND/OR MAKE ANY CHANGES TO THE PROPERTY LINES.  
2. THIS SITE LEASE PLAN SHOWS THE LOCATION OF THE PREMISES COVERED BY THE LEASE TO WHICH THIS SITE LEASE PLAN IS ATTACHED AS AN EXHIBIT. THE DEMISING WALLS OF OTHERS PREMISES MAY BE CHANGED BY THE LANDLORD IN ITS SOLE DISCRETION WITHOUT THE CONSENT OF THE TENANT UNDER THE LEASE TO WHICH THIS SITE LEASE PLAN IS ATTACHED.

Max Design Group Project  
D22-118

06/26/2023

**MaxDesignGroup**  
Architecture - Planning - Interiors

**BLDG 2-BAY AVAILABILITY- 12,600 SF AVAILABLE**

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334.356.3780  
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wjohnston@mcrmpm.com

**MOORE**  
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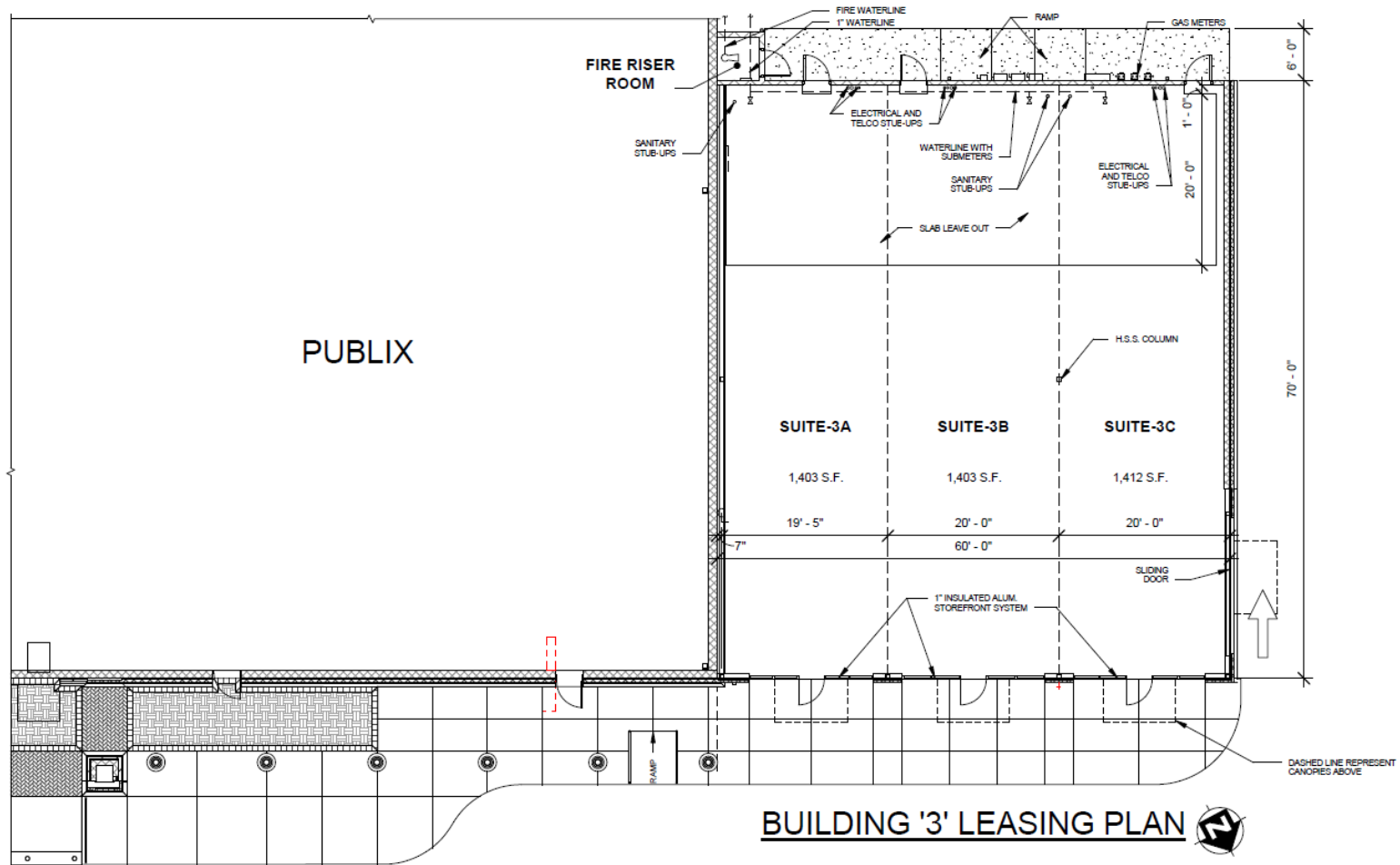


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## BAY AVAILABILITY



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D22-118  
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Architecture • Planning • Interiors

**BLDG 3-BAY AVAILABILITY- 4,200 SF AVAILABLE**

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334.356.3780  
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wjohnston@mcrmpm.com

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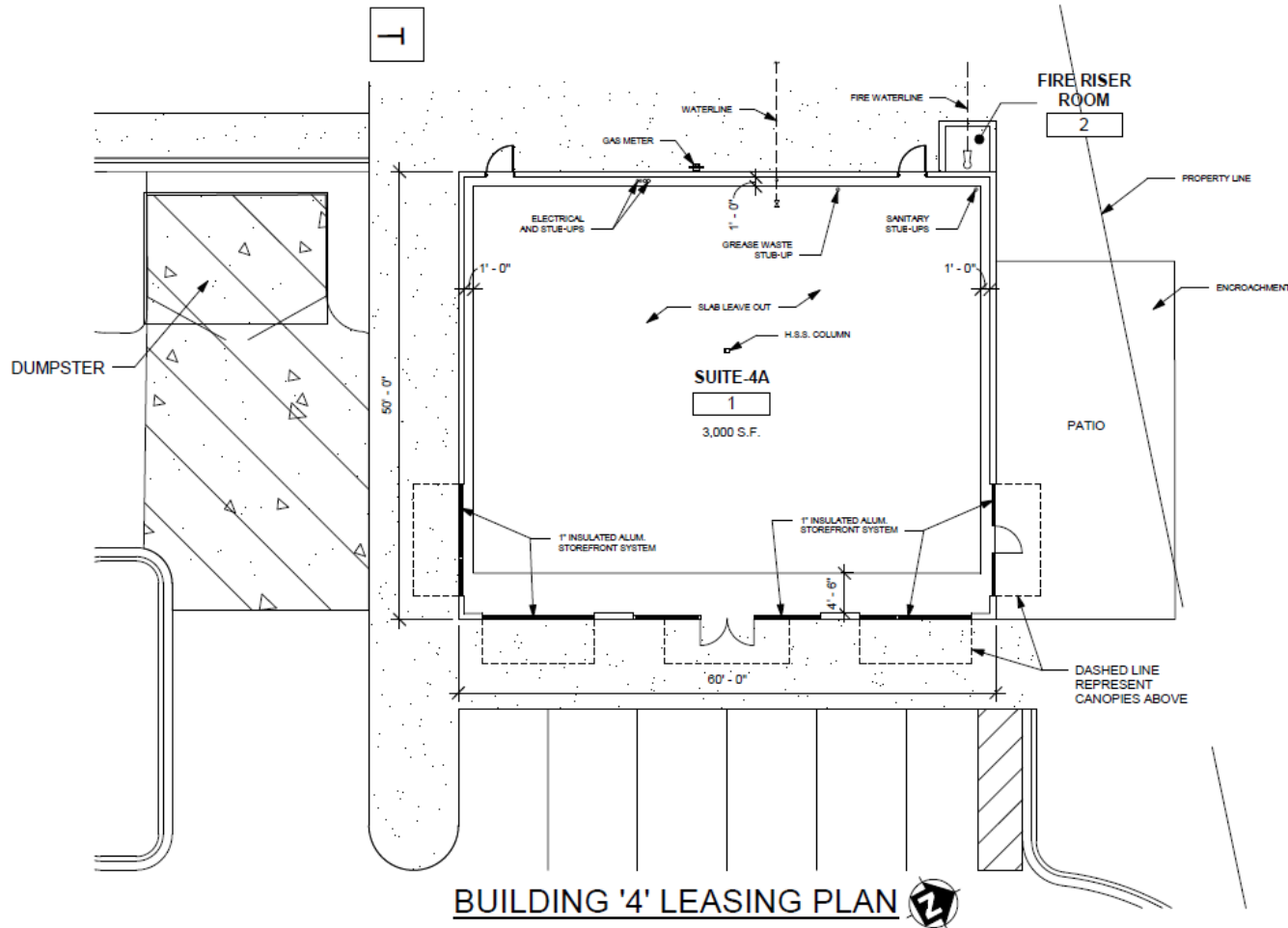


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## BAY AVAILABILITY



**BUILDING '4' LEASING PLAN**

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**MAB**

**PERRYMAN HILL PLAZA**

OPELIKA, ALABAMA

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D22-118

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Architecture - Planning - Interiors

**BLDG 4-BAY AVAILABILITY- 3,000 SF AVAILABLE**

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jmccall@mcrmpm.com

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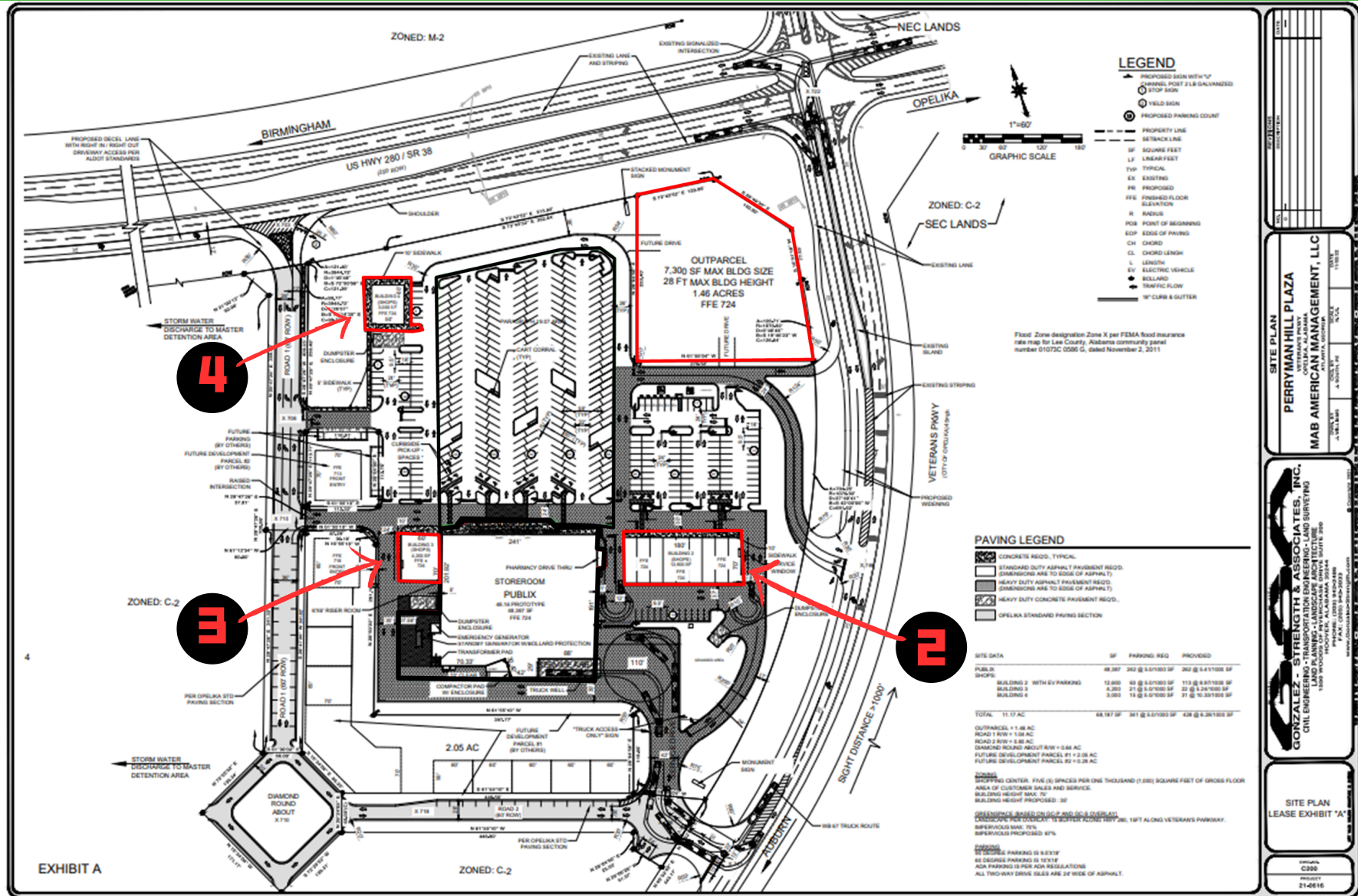
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## SITE PLAN



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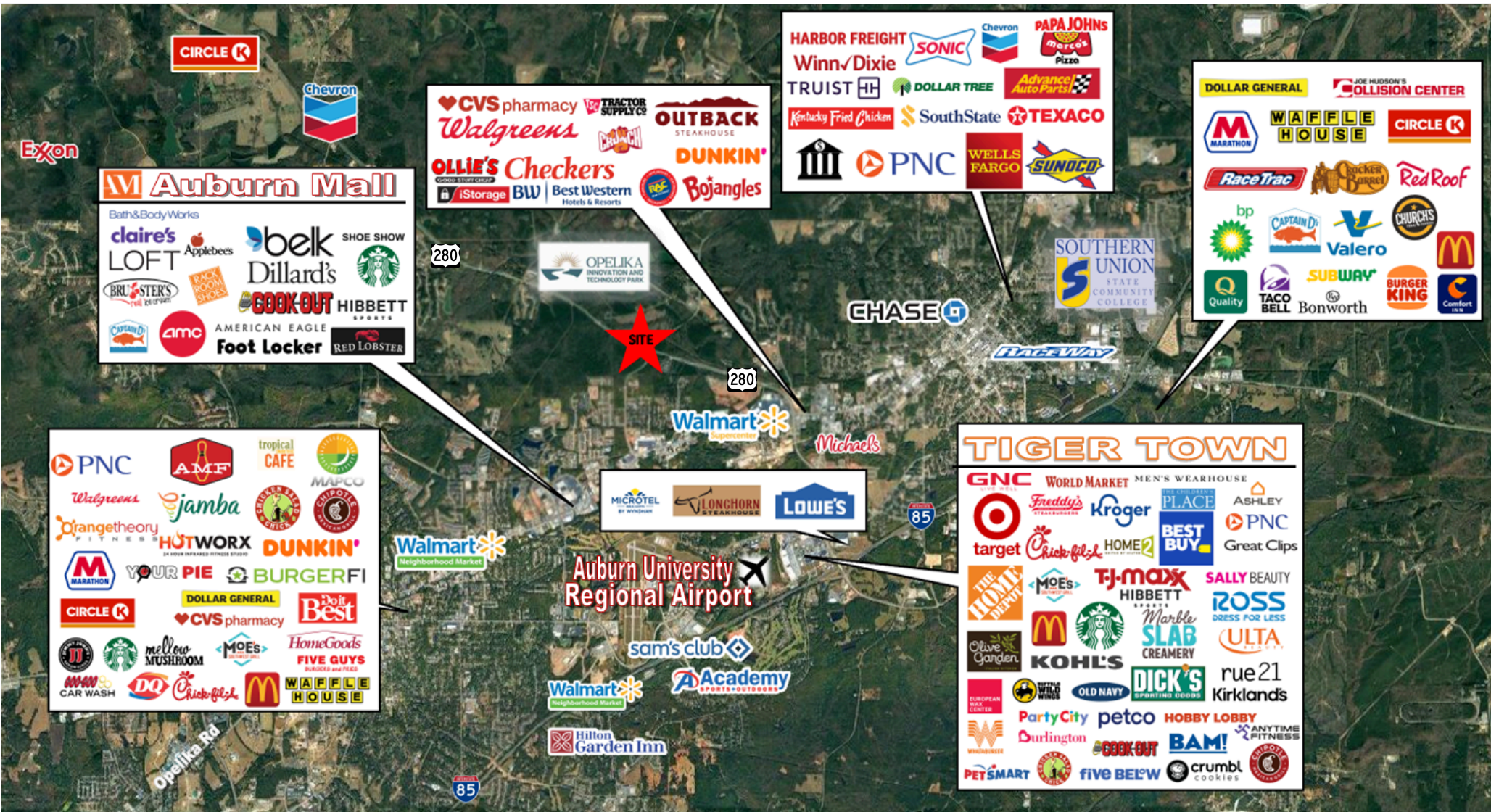


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## RETAIL MAP



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