



3040 Capps Way

Opelika, Alabama 36804

Property Highlights

- +/- 8,090 SF freestanding restaurant building
- Turn-key opportunity with existing restaurant layout and buildout
- Commercial kitchen, bar, and spacious dining area in place
- High-visibility location with strong surrounding demographics

Property Overview

Excellent opportunity to acquire a turn-key restaurant property in Opelika, AL near Tiger Town. This +/- 8,090 SF freestanding building features a spacious dining area, commercial kitchen, bar, and modern restaurant layout ready for immediate operation.

Located in a high-visibility area with strong surrounding demographics and commercial activity, this property is ideally suited for an owner-operator or investor seeking a fully equipped space to launch their next restaurant concept.

Offering Summary

Sale Price:	\$2,695,000
Building Size:	8,090 SF
Lot Size:	1.66 Acres

Demographics 3 Miles 5 Miles 10 Miles

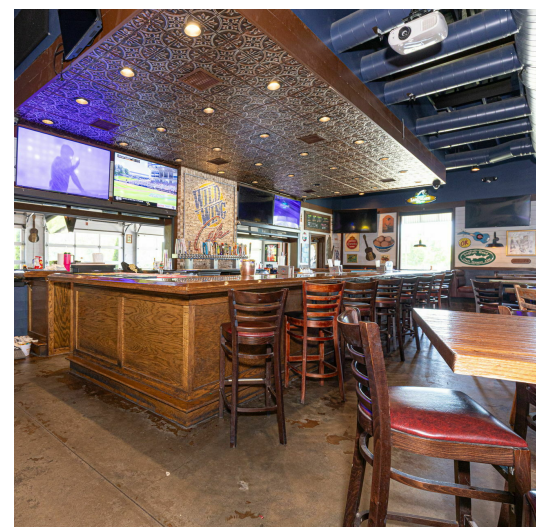
Total Households	9,494	30,739	52,711
Total Population	23,528	76,148	131,486
Average HH Income	\$75,825	\$79,099	\$81,996

For More Information

Lakshmi Karthik

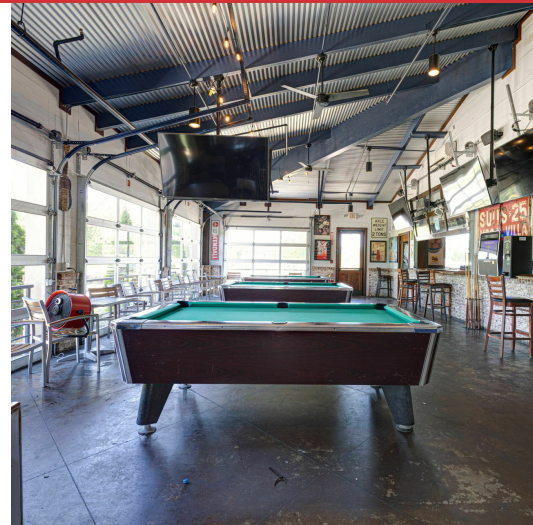
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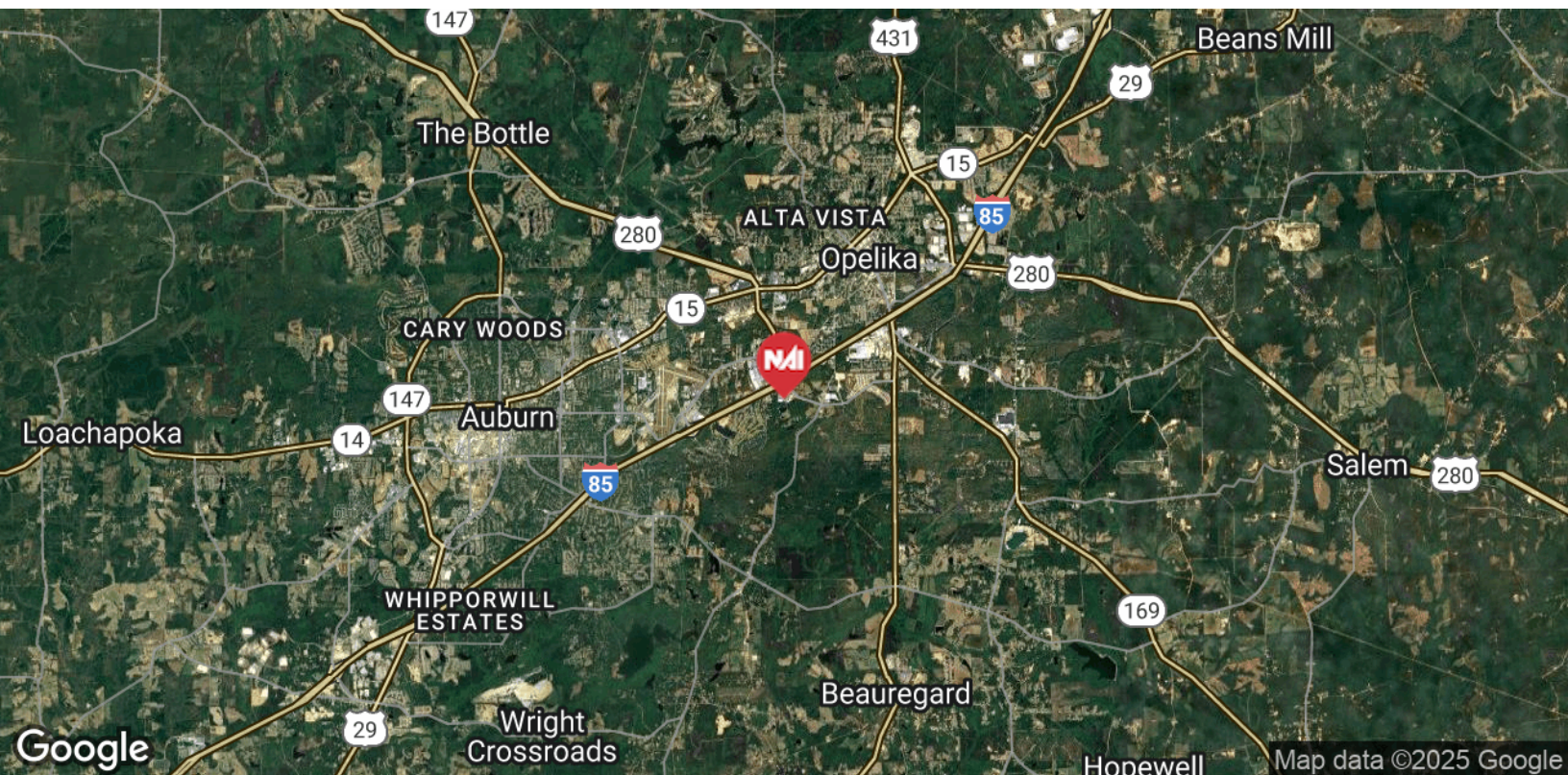
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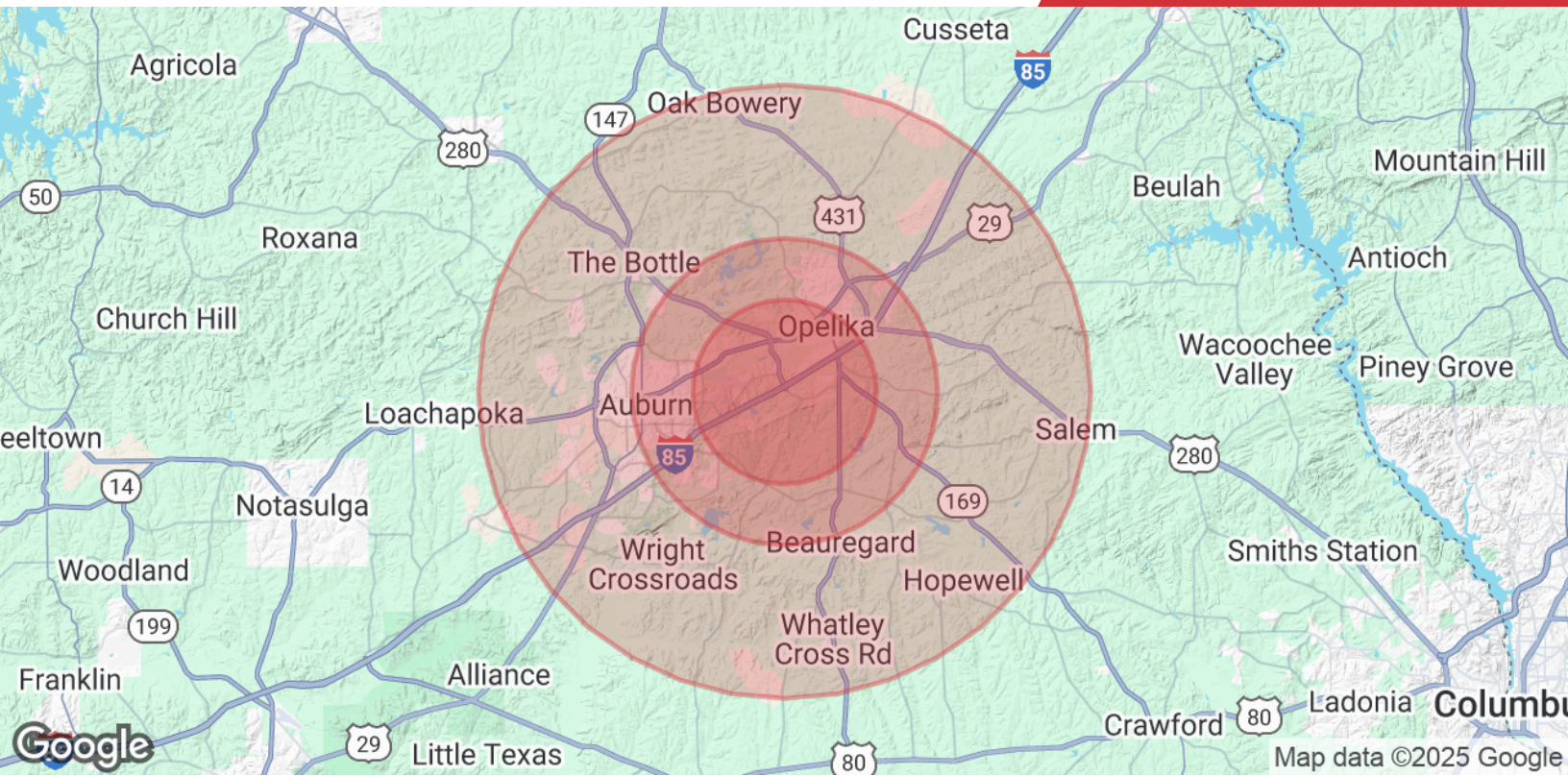
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Population

	3 Miles	5 Miles	10 Miles
Total Population	23,528	76,148	131,486
Average Age	40	36	35
Average Age (Male)	38	35	34
Average Age (Female)	42	37	36

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	9,494	30,739	52,711
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$75,825	\$79,099	\$81,996
Average House Value	\$260,513	\$296,121	\$307,210

Demographics data derived from AlphaMap