



FOR LEASE | FOR GROUNDLEASE

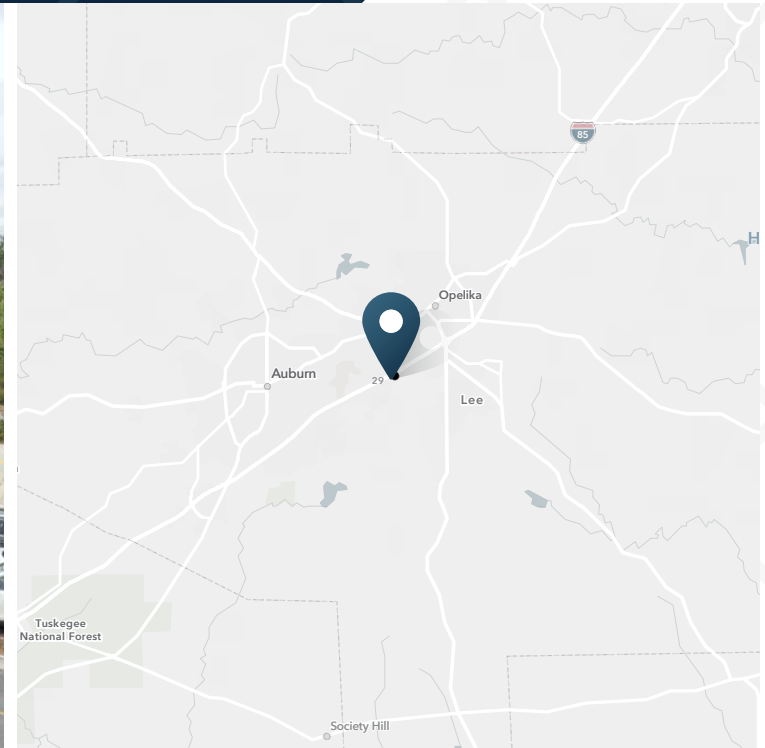
## Second Generation Restaurant and Excess Parcel

3041 Capps Way | Opelika, AL 36804



# Second Generation Restaurant and Excess Parcel

3041 Capps Way | Opelika, AL 36804



**FOR LEASE | FOR GROUND LEASE/BTS**

±7,500 SF on ±1.8 AC

**Building Size  
For Lease**

±1,200 SF

**Excess Parcel Size  
For Ground Lease**

## ABOUT THE PROPERTY

- ±7,500 SF Second Generation Restaurant for lease on ±1.8 AC
- ±1,200 SF Excess Parcel for ground lease or BTS.
- Located at Exit 58 off of I-85 with frontage to Gateway Drive in Opelika, AL.
- Less than 0.5 mile from Tiger Town, a power retail center serving Auburn, Opelika, and the surrounding communities.
- Excellent visibility and high traffic counts.

## NEARBY RETAIL INCLUDES



## CONTACT

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## DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	26,532	75,150	109,307
Average HH Income	\$82,156	\$86,602	\$87,059
Total Daytime Population	40,787	87,950	121,728

Year: 2025 | Source: Esri

## TRAFFIC COUNTS

Gateway Drive, N of Site	31,188 VPD
I-85, NE of Site	61,340 VPD
I-85, W of Site	53,084 VPD

Year: 2024 | Source: ALDOT

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# Auburn & Opelika

Auburn, AL | Opelika, AL



**Auburn Mall**

- belk
- Dillard's
- HIBBETT SPORTS
- SHOE DEPT. ENCORE
- Walmart Neighborhood Market
- Chick-fil-A
- AMC THEATRES
- ZAXBY'S
- Starbucks
- Starbucks
- Starbucks

- DOLLAR GENERAL
- Guthrie's
- HARBOR FREIGHT
- QUALITY TOOLS LOWEST PRICES
- Gigi's cupcakes
- PPG PAINTS
- goodwill

- Walmart SUPERCENTER
- GameStop
- DOLLAR TREE
- city G.E.A.R.
- FIREHOUSE SUBS

- Walgreens
- Checkers
- Jack's
- Best Western
- DQ
- HONEY BAKED Ham CO.

- Walmart Neighborhood Market
- TACO BELL
- CVS
- MILOS

- CVS

- POPEYES
- In Town SUITES

- LOWE'S
- Arbys
- LONGHORN
- DOLLAR TREE
- WOLFGANG PETER

- Hampton Inn & Suites
- AMC THEATRES
- TEXAS ROADHOUSE
- Holiday Inn Express
- HOME 2 SUITES BY HILTON
- Freddy's STEAKBURGERS

- tropical CAFE
- SMOOTHIE
- WAFFLE HOUSE

- SEVEN BROS. COFFEE THRU CONES
- TACO BELL
- McALISTER'S DELI

- HomeGoods
- Michael's
- CRUNCH
- PET SUPPLIES PLUS
- WAFFLE HOUSE
- ups
- McDonald's
- KFC
- Panera BREAD
- cicis

**SITE**  
3041 Capps Way

- Buff City Soap
- jamba
- Chick-fil-A
- CHIPOTLE MEXICAN BELL
- CVS

- lululemon
- Publix

- TACO BELL
- CVS
- BURGERFI
- THE HOTEL AT AUBURN UNIVERSITY

- McDonald's
- MOE'S SOUTHWEST GRILL
- Graduate by Hilton
- WHATABURGER

- Dominio's Pizza
- JAMES Bros. BIKES

- Starbucks
- TOWNEPLACE SUITES BY MARRIOTT

EAST SAMFORD SCHOOL

- Clean Eatz
- BOW & ARROW
- MELT
- SCOOTERS COFFEE

- Wendy's
- Hilton Garden Inn
- WAFFLE HOUSE

- sam's club
- Academy SPORTS+OUTDOORS
- Broken Egg Cafe
- CANDLEWOOD SUITES

**Tiger Town Outdoor Shopping Center**

- Kroger
- WORLD MARKET
- HOBBY LOBBY
- Office DEPOT
- DICK'S SPORTING GOODS
- target
- THE HOME DEPOT
- FIVE GUYS BURGERS and FRIES

- ALDI
- Little Caesars
- ZAXBY'S
- Jack's
- stay apt
- STAY PLUS EXTENDED STAY SUITES
- KM

- Publix
- ROCCO'S CHICKEN JOINT
- CVS



20,754 VPD

61,340 VPD

**SITE**  
3041  
Capps Way

The Landings

  
CHASING ACES  
Planned

29

280

# Second Generation Restaurant and Excess Parcel

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Homes ranging from \$350,000-\$2.1M

53,084 VPD

61,340 VPD

31,188 VPD  
GATEWAY DRIVE

**#4 Leisure within 15 miles**  
**235.5K Annual Visits**



**87 Rooms**

**81 Rooms**

**SITE**

**82 Rooms**

**#4 Breakfast/Coffee/Bakery/Dessert within 15 miles**  
**253.1K Annual Visits**



**#2 Shops & Services within 15 miles**  
**820.1K Annual Visits**

**#1 Restaurant within 15 miles**  
**413.2K Annual Visits**

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Opening Q1 2027

**TOWNEPLACE SUITES**  
BY MARRIOTT

88 Rooms



#1 Restaurant within 15 miles



#2 Shops & Services within 15 miles  
820.1K Annual Visits



#4 Breakfast/Coffee/Bakery/Dessert within 15 miles  
253.1K Annual Visits

GATEWAY DRIVE

**SITE**



82 Rooms



81 Rooms



87 Rooms



#4 Leisure within 15 miles  
235.5K Annual Visits



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## DEMOGRAPHIC HIGHLIGHTS

### 3 MILES

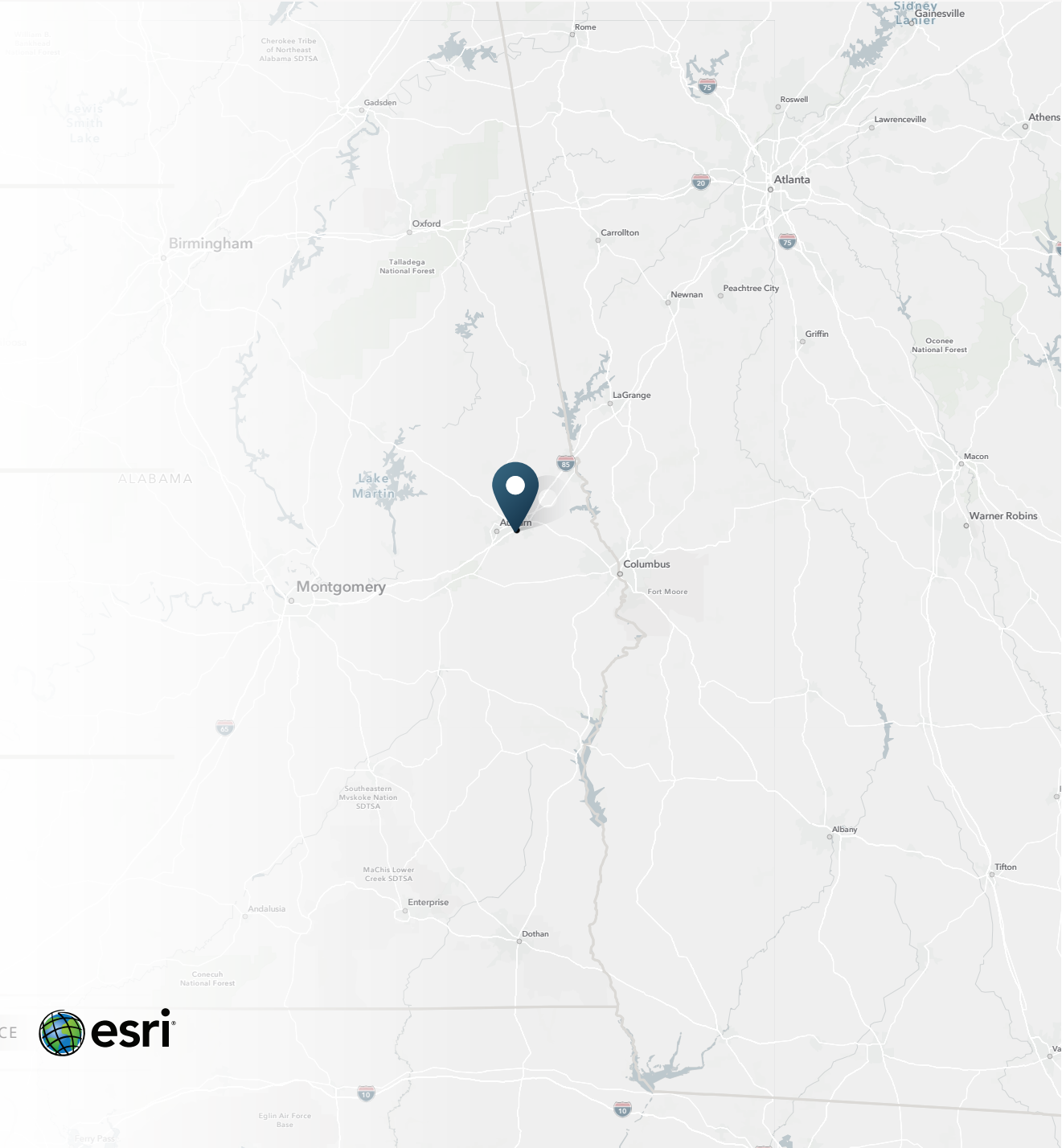
26,532 Population	40,787 Total Daytime Population	\$82,156 Average Household Income
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### 5 MILES

75,150 Population	87,950 Total Daytime Population	\$86,602 Average Household Income
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### 7 MILES

109,307 Population	121,728 Total Daytime Population	\$87,059 Average Household Income
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# TARGET MARKET SUMMARY

3041 Capps Way | Opelika, AL

Ring of 5 miles

## KEY FACTS

75.2K

2025 Total  
Population

88.0K

Total Daytime  
Population

1.37%

Population  
Annual Growth  
Rate

32.4

Median Age

\$60.0K

2025 Median  
Household Income

\$64.8K

Average  
Disposable  
Income

11.0K

Population 12  
Years & Younger

38.2K

Female  
Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2025, 2030.

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## ANNUAL ENTERTAINMENT SPENDING

\$96,502K

2025  
Entertainment/Rec

\$21.0M

Entertainment/  
Recreation Fees &  
Admissions

\$912K

Tickets to Parks or  
Museums

## Tapestry segments



College Towns  
4,261 households

13.6%  
of Households



Dorms to Diplomas  
2,665 households

8.5%  
of Households



City Greens  
2,504 households

8.0%  
of Households



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