

2111 EAST UNIVERSITY DRIVE – AUBURN, AL



BUSINESS NOT FOR SALE

Asking Price \$6,495,000

ACRES:

+/- 7.6

ADDRESS: 2111 E University Dr. Auburn, AL 36830

SQUARE FEET:

+/- 72,652

Location:

Just off the intersection of East University Drive and Opelika Rd. E University Drive is the loop system around Auburn. Across from the Auburn Mall at the intersection of East University Dr. and Mall Pkwy

ZONING:

PDD Zoning CRD-S

Summary:

+/- 62,090 Sqft floor plate with a +/- 10,562 sqft mezzanine. Certificate of occupancy for +/- 2,611 occupants. The real estate is for sale, but the business is not for sale. Site restricted from being another movie theater

TRAFFIC COUNTS:

+/- 23,000 - VPD



Office Address

2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Craig Melton

Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

OVERVIEW

Incredible opportunity to buy irreplaceable real estate in the center of rapidly growing Auburn. From 2010 to 2020 Auburn grew by 43%. Currently, six people a day are moving to Auburn. Well-maintained building just off the busy intersection of E. University Drive and Opelika Road.. Convenient to affluent neighborhoods and close proximity to larger employers (Auburn University and EAMC). Ample parking and terrific visibility.

PROPERTY HIGHLIGHTS

Great visibility
Daily Traffic Counts +/- 23,000 VPD
Signalized Intersection
+/- 490 Parking Spaces

PROPERTY SUMMARY

Asking Price: \$7,950,000
Year Built: 1999, remodeled several times
Lot Size: +/- 7.66 Acres
Total SF: +/- 72,652 SF

LOCATION HIGHLIGHTS

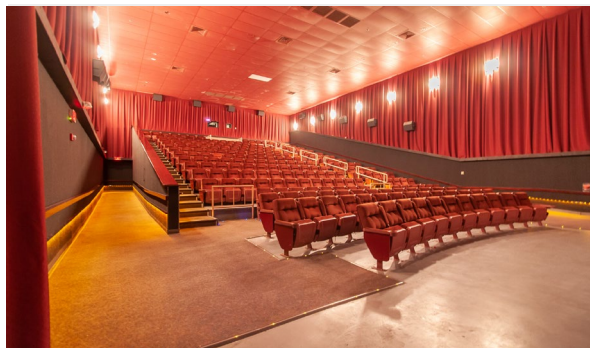
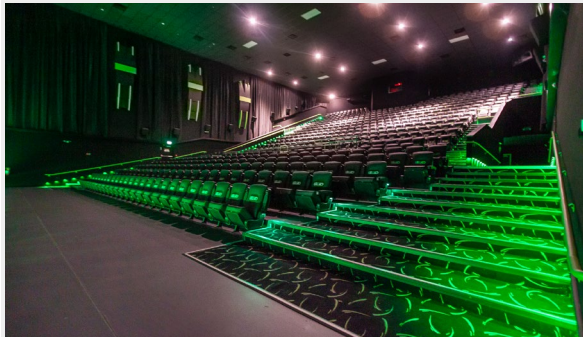
Located along the loop system around Auburn
Main commercial corridor between Auburn and Opelika
Dedicated left-hand turn lane
Traffic signal into the parking lot
Multiple ingress and egress



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PROPERTY PHOTOS



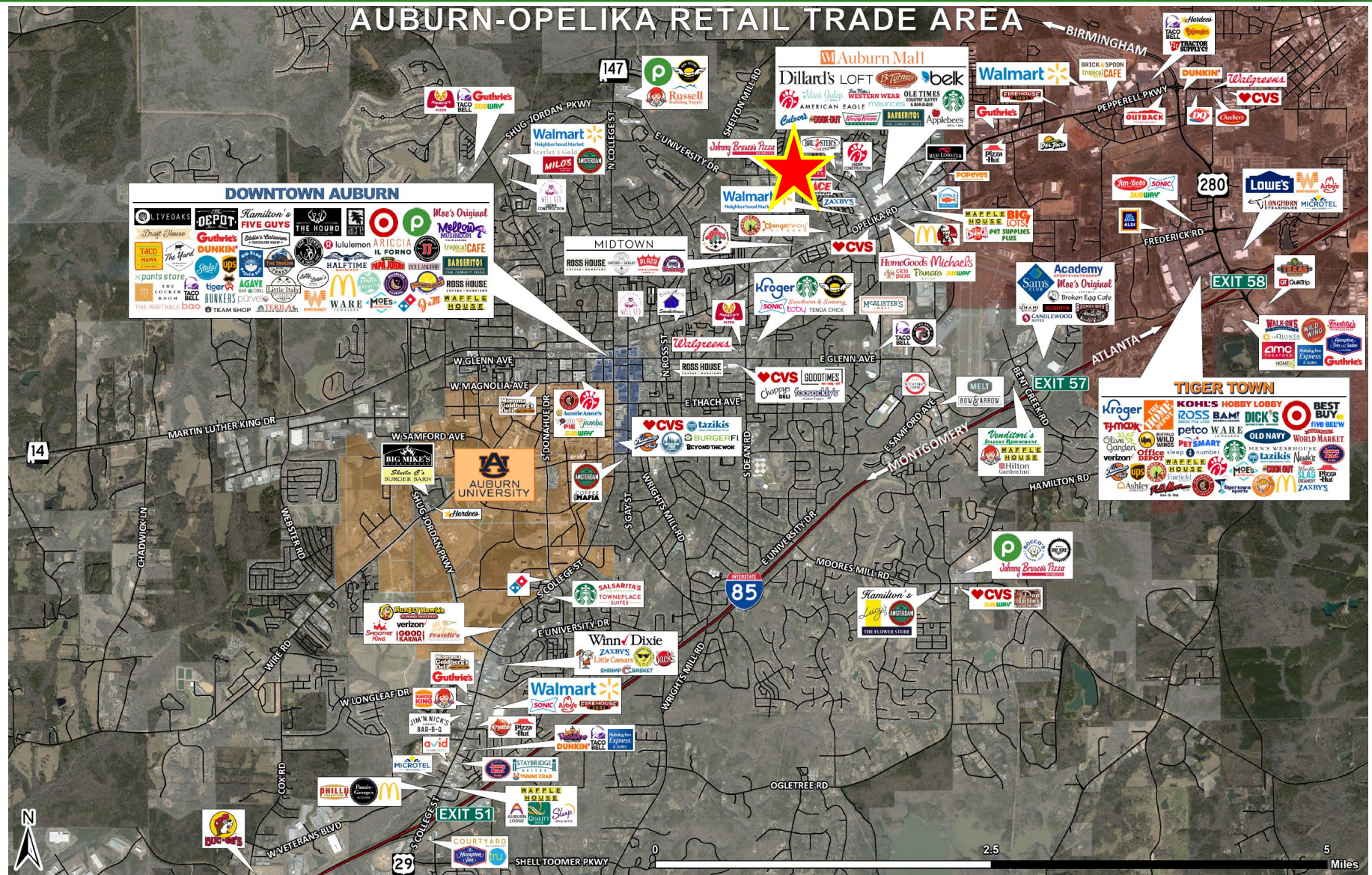
AERIAL MAP



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TRADE AREA RETAIL AERIAL



EXISTING BUILDING

ADDITION

LEGEND

- LANDSCAPING TO MATCH EXISTING

SIDEWALK PLAN NOTES:

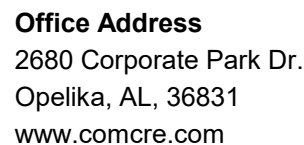
- ALL SIDEWALKS TO HAVE CROSS SLOPES OF 1/8" PER FOOT AWAY FROM BUILDING.
- SIDEWALK SLOPES TO BE 4.9% MAX. (UNLESS NOTED AS RAMPS). COORDINATE W/ SPOT ELEVATIONS.
- WALKS DESIGNATED AS RAMPS TO HAVE MAX. SLOPES OF 1:12.
- ALL SIDEWALK WIDTHS ARE 5'-0" UNLESS NOTED OTHERWISE.
- FFE = FINISHED FLOOR ELEVATION
- SIDEWALKS TO HAVE CONTROL JOINTS AT 5'-0" & EXPANSION JOINTS AT 20'-0". - EXPANSION JOINTS TO HAVE FILLER & SEALANT - PROVIDE EXPANSION JOINTS W/ FILLER & SEALANT WHERE SIDEWALKS MEET THE BUILDING. SEE DETAILS: 1, 6, 11, 16 THIS SHEET.
- SEE CIVIL PACKAGE FOR ADDITIONAL REQUIREMENTS.

LOBBY FFE = 727.50'
REF: 0'-0" ON ALL OTHER ARCHITECTURAL DRAWINGS

EXISTING LANDSCAPING
NEW LANDSCAPING
EXISTING CURB & GUTTER
EXISTING SIDEWALK
NEW SIDEWALK
TYP. JOINT AT WALL SEE DET. 6/A1.1W
EXP. CONTROL JOINT SEE DET. 11/A1.1W
EXP. JOINT SEE DET. 11/A1.1W
727.50' F.F.E.
729.50' F.F.E.
727.50' F.F.E.
727.50' F.F.E.
EXISTING SIDEWALK
EXISTING CURB & GUTTER
EXISTING LANDSCAPING
NEW LANDSCAPING
EXISTING SIDEWALK
EXISTING CURB & GUTTER
EXISTING LANDSCAPING

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



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COMPREHENSIVE
COMMERCIAL

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