

# FOR LEASE – 17,700 SQFT RETAIL CENTER



## CORNER OF MALL PKWY AND MALL BLVD

**ACRES:**

+/- 2

**ADDRESS:** NE Corber of Mall Pkwy and Mall Blvd. Auburn, AL 36830

**SQUARE FEET:**

+/- 17,700

**Location:**

Just off the io of E University Drive or Opelika Rd.. E University Drive is the loop system around Auburn. Across from the Auburn Mall. This Building will be located next to the Auburn Satellite Lee County Courthouse Office

**ZONING:**

CRD-S & CDD

**Summary:**

Brand new retail center by the Auburn Mall

**TRAFFIC COUNTS:**

+/- 5,000- VPD & 24K VPD on Opelika Rd

**Office Address**

2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

**Craig Melton**

Broker

334-559-4914 Mobile  
[comprehensivecre@gmail.com](mailto:comprehensivecre@gmail.com)



# OVERVIEW

Incredible opportunity to lease real estate in rapidly growing Opelika/Auburn. Currently Six people a day are moving to Opelika/Auburn. Brand new retail with small flex component located in busy area of Lee County. Quality 2025 construction with potential to customize your buildout.

## PROPERTY HIGHLIGHTS

Great visibility  
Hard Corner  
Just off High Highly Traveled Opelika Rd and EUD

## PROPERTY SUMMARY

Asking Rent: Contact Broker  
Year Built: New Construction  
Lot Size: +/- 2 Acres  
Total SF: +/- 17,700 SF

## LOCATION HIGHLIGHTS

Located just off the loop system around Auburn  
Main commercial corridor between Auburn and Opelika  
Multiple ingress and egress





# AERIAL MAP

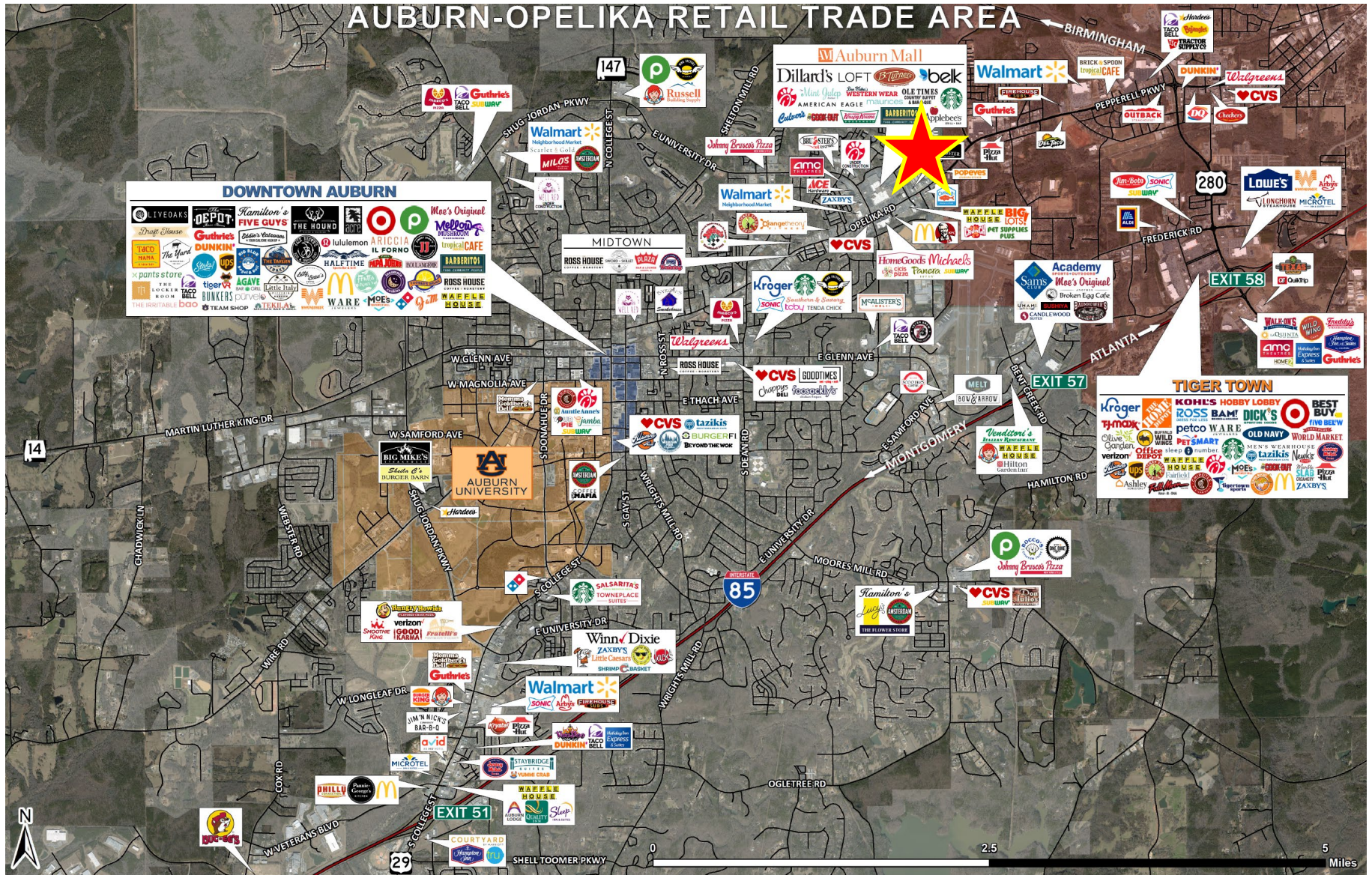


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# TRADE AREA RETAIL AERIAL



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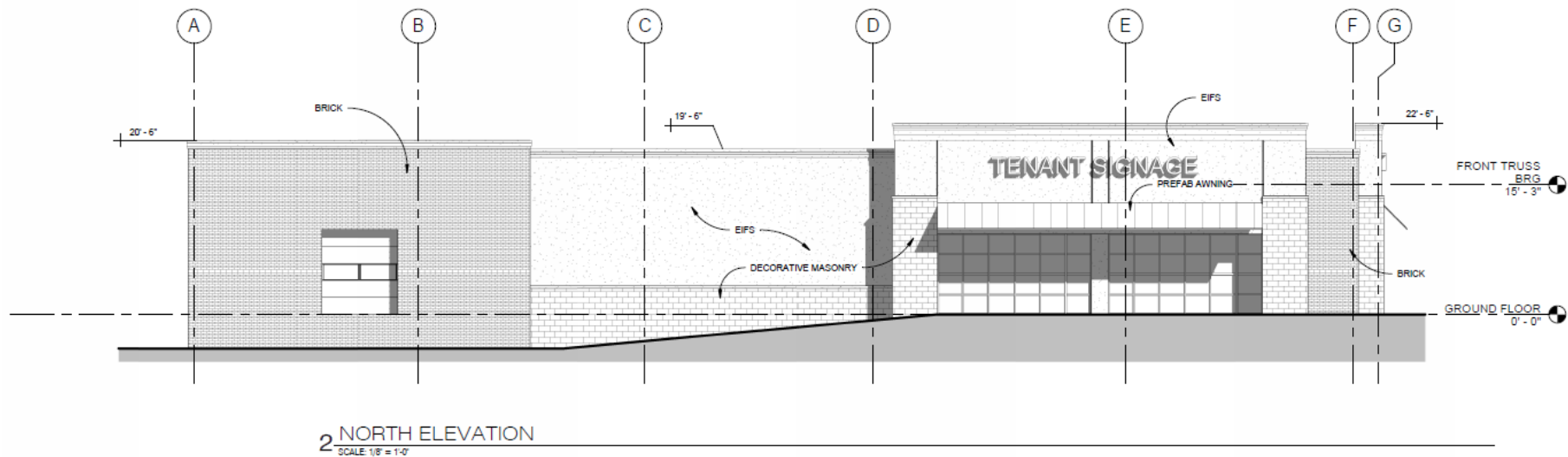
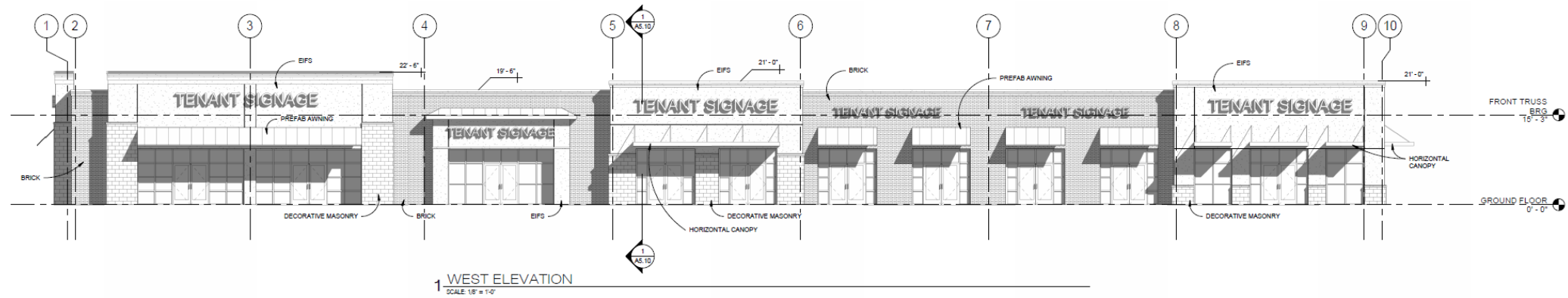


# BUILDING PLAN

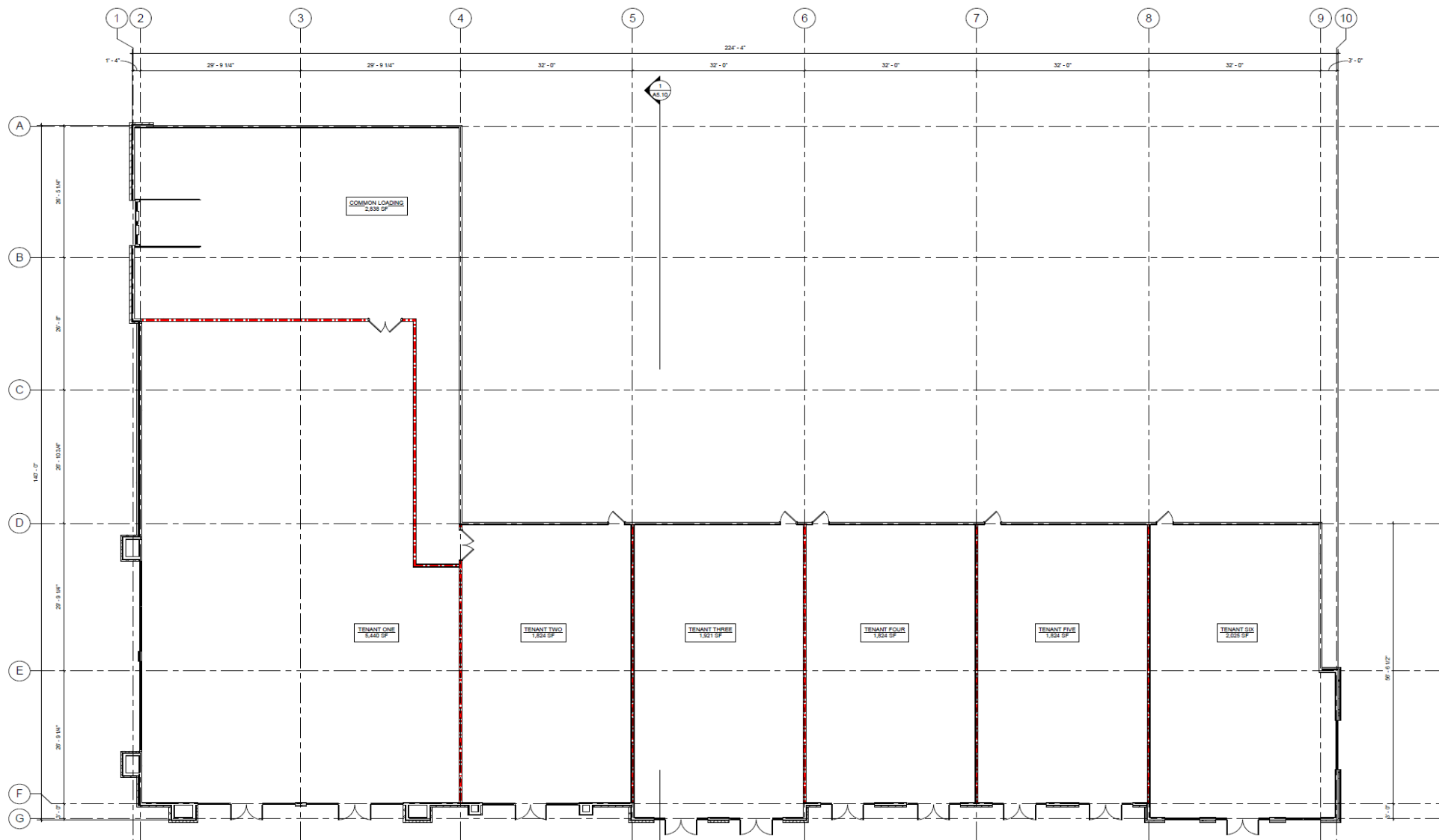


1. PERSPECTIVE FROM NORTH  
SCALE

# BUILDING PLAN



# BUILDING LAYOUT



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# BUILDING LAYOUT

