

# 2426 EAST UNIVERSITY DRIVE – AUBURN, AL

**SQUARE FEET:**

+- 1,400

**ZONING:**

PUD Zoning – With underlying Industrial

**TRAFFIC COUNTS:**

26,200 – AADT

**ADDRESS:** 2426 East University Drive Suite 2201. Auburn, AL 36830

**Location:**

Just off the corner of East University Drive and N Dean Road.

**Summary:**

Open office space, studio, or retail space in rapidly growing NW Auburn.



**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 space in rapidly growing Auburn. Currently six people a day are moving to Opelika/Auburn. Formerly used as a photography office and studio

## PROPERTY HIGHLIGHTS

2<sup>nd</sup> Floor Space with Great Visibility

## PROPERTY SUMMARY

Asking Rent: \$27

Year Built: 2008

Lot Size: 1.1 acres

Total SF: 1,400 SF for Lease

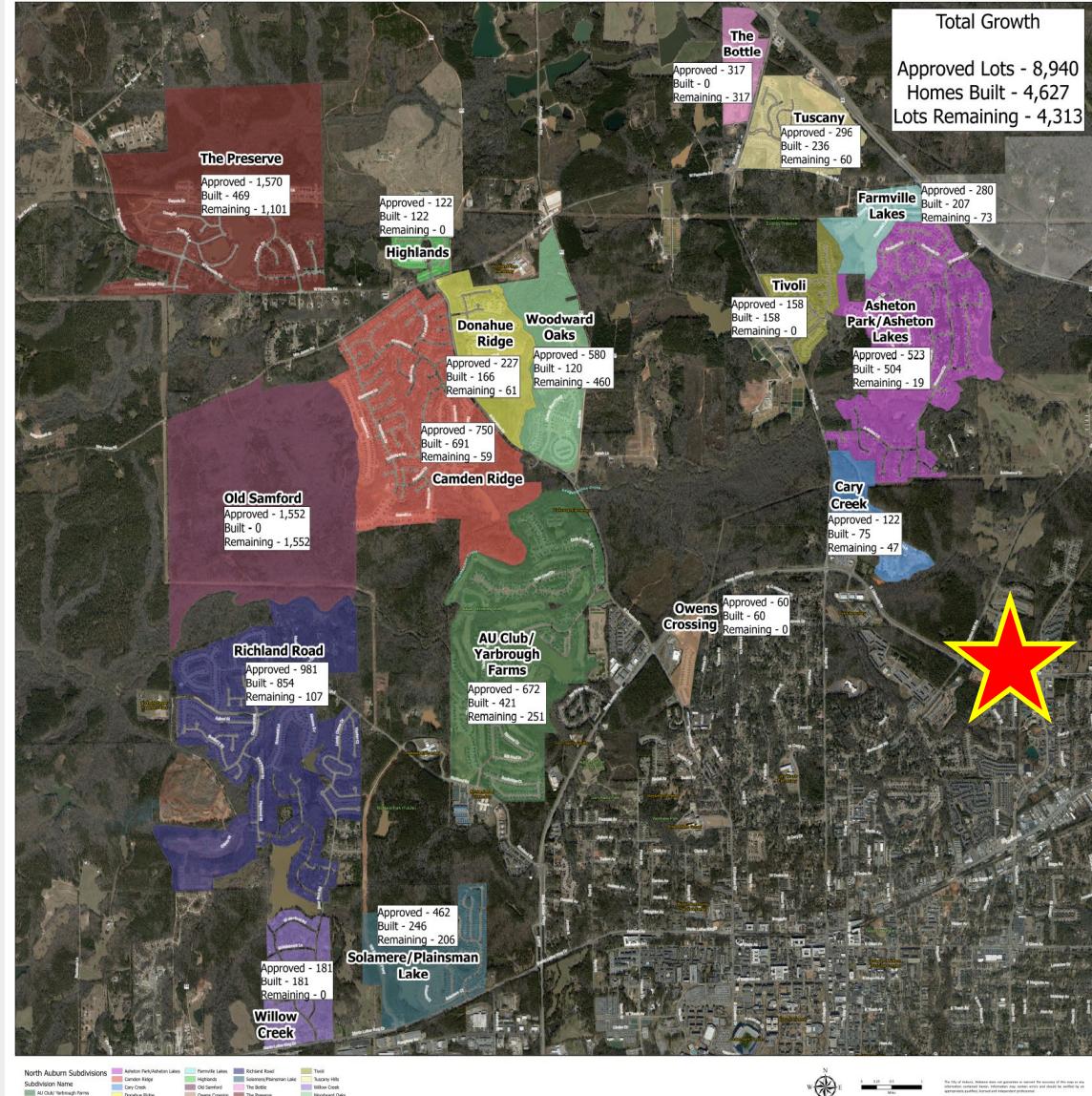
## LOCATION HIGHLIGHTS

Convenient to all of Lee County

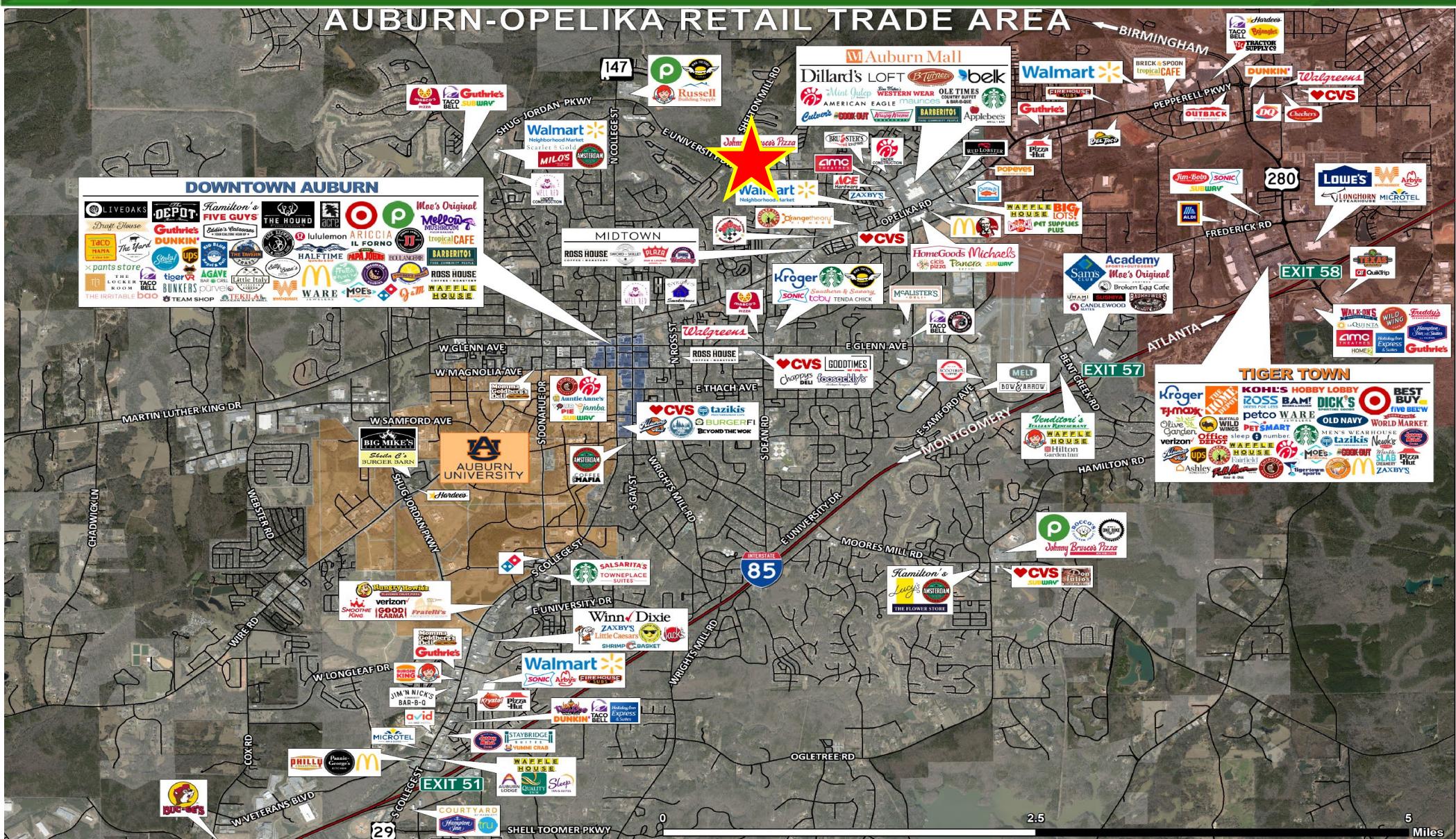
Close to Auburn Mall

Close proximity rapid residential growth

## North Auburn Residential Growth



# AERIAL MAP



# PHOTOS



# FLOOR PLAN

