

204 OPELIKA RD

AUBURN, AL 36830

PROPERTY SUMMARY

Join Cafe Racer- Opening Fall 2026!



SUMMARY

AVAILABLE SF: ± 2,500 SF
LEASE RATE: CONTACT AGENT
LOT SIZE: ± 0.6 ACRES
BUILDING SIZE: ± 2,500 SF
ZONING: CRD-U

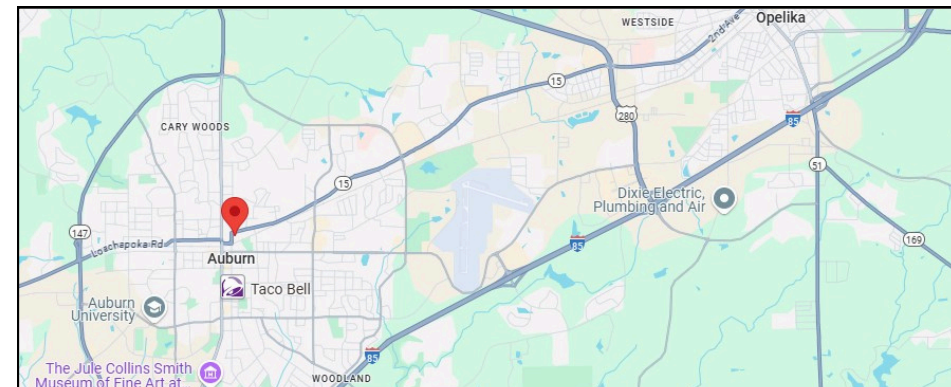


PROPERTY HIGHLIGHTS

- Highly Visible Location at the corner of Opelika Rd and North Gay St
- Half a mile from the brand new Publix and \$110 Million Laurel Hotel & Culinary School
- Auburn is the fastest growing MSA in the state of Alabama
- Frontage traffic counts of ± 15,162 AADT on Opelika Rd and ± 15,491 AADT on North Gay St
- Close proximity to Downtown & Auburn University: Enrollment of 28,290 & -5,500 Employees, the second largest University in the State of Alabama

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population:	18,520	58,695	89,622
Total Households:	8,011	23,787	36,011
Average HH Income:	\$52,736	\$76,054	\$83,613



JONATHAN MCCALL, CCIM

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MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104

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AERIAL



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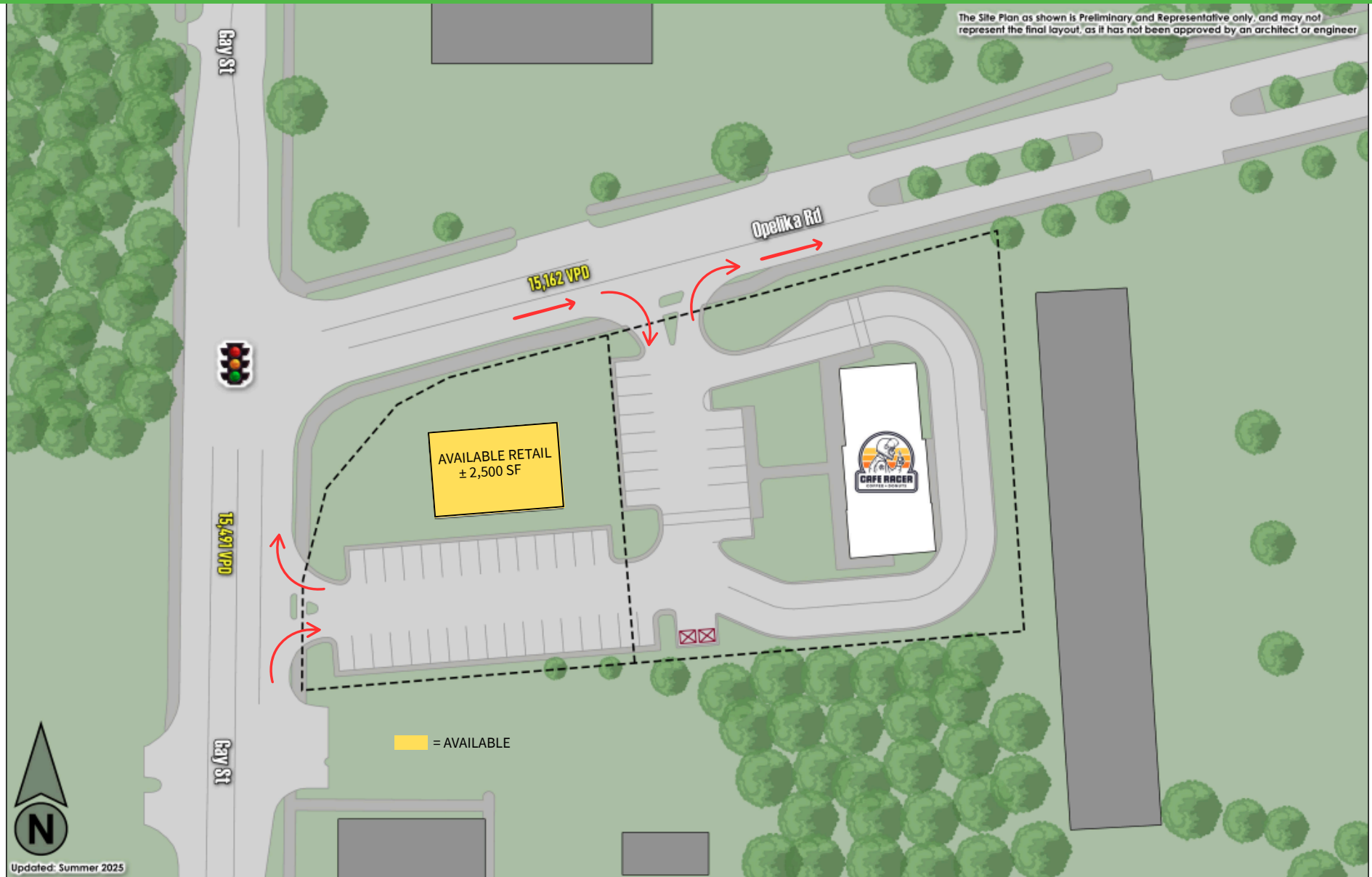
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SITE PLAN



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RETAIL MAP



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