

101 Simmons St

± 4,070 sqft

Commercial Space For Lease

Former Flowers
Bakery Store



Available:

Right Away +/- 4,070 sqft

Uses:

Retail – Flex Warehouse - Office

Lease Rate:

\$ 14.75 PSF or \$5,000 a month

Location:

At the corner of 2nd Ave and Simmons St. The store is located just down from Piggly Wiggly and before you enter downtown Opelika.

Summary:

Open retail floor plan. Back of the house has two bathrooms, office, storage. Dock High ramp and loading ramp/door. Landlord willing to sign a short-term lease 2 to 3 year lease



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SPACE FOR LEASE

± 4,070 SQFT Space for Lease



YEAR BUILT:
1985

LOT SIZE:
+/- ½ acre

Occupancy:
Single Tenant

DAILY TRAFFIC COUNT:
+/- 16,500 VPD (2022)

PROPERTY INFO:
Convenient to Auburn/Opelika
Great visibility and signage opportunity
Glass storefront with lots of Natural light
Big Open Box
Great for Retail or multiple uses
Efficient handling and storage area



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Retail Map



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