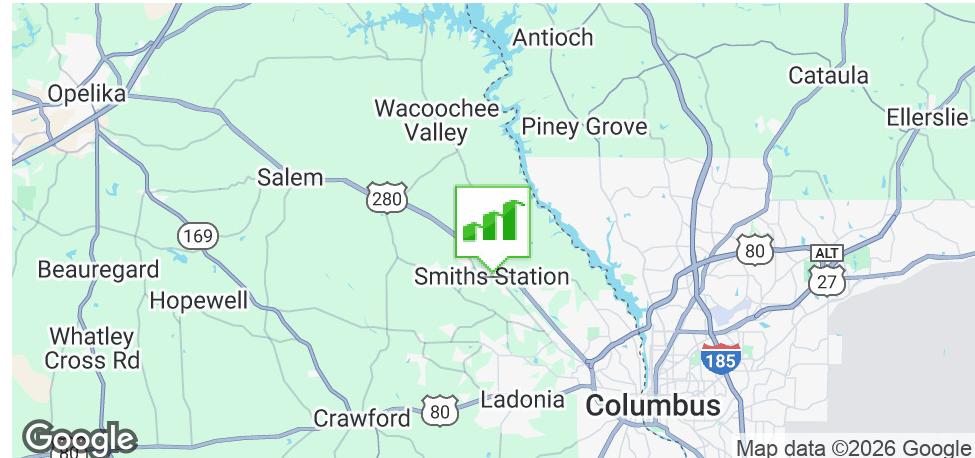


# 2461 PANTHER PARKWAY

SMITHS STATION, AL 36877

## Executive Summary



### OFFERING SUMMARY

Available SF: ± 5,000 SF

Lease Rate: \$4,000/month

Building Size: ± 5,000

Market: Auburn/Columbus, GA

### PROPERTY HIGHLIGHTS

- Former Pharmacy- features open layout
- Landlord willing to subdivide
- Anchored by the brand new Renfroes Market (opened summer 2024!)
- Pylon signage available
- Highly visible- situated less than half a mile from Highway 280, which experiences average annual daily traffic counts of ± 27,512 AADT
- Located in Lee County, Alabama, which is home to Auburn University, accommodating over 28,000 students and 5,500 employees—making it one of the largest universities in the Southern United States.
- ± 8 miles from Phenix City, the largest metropolitan area in Russell County, Alabama.
- ± 10 miles from Columbus, Georgia—home to Fort Moore (formerly Fort Benning) and recognized for having the longest urban whitewater course globally. Columbus offers a variety of activities, accommodations, restaurants, and year-round events.
- ± 26 miles from Auburn, Alabama—part of the Auburn/Opelika Metropolitan Statistical Area (MSA), one of the fastest-growing regions in Alabama with an estimated population of approximately 180,773 and a growth rate of 2.79%.

GENE CODY, CCIM, SIOR

334.386.2441

gcody@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104

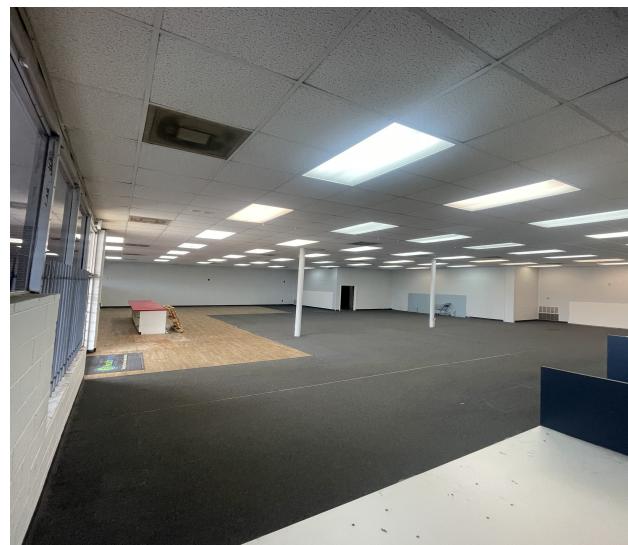
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## Additional Photos



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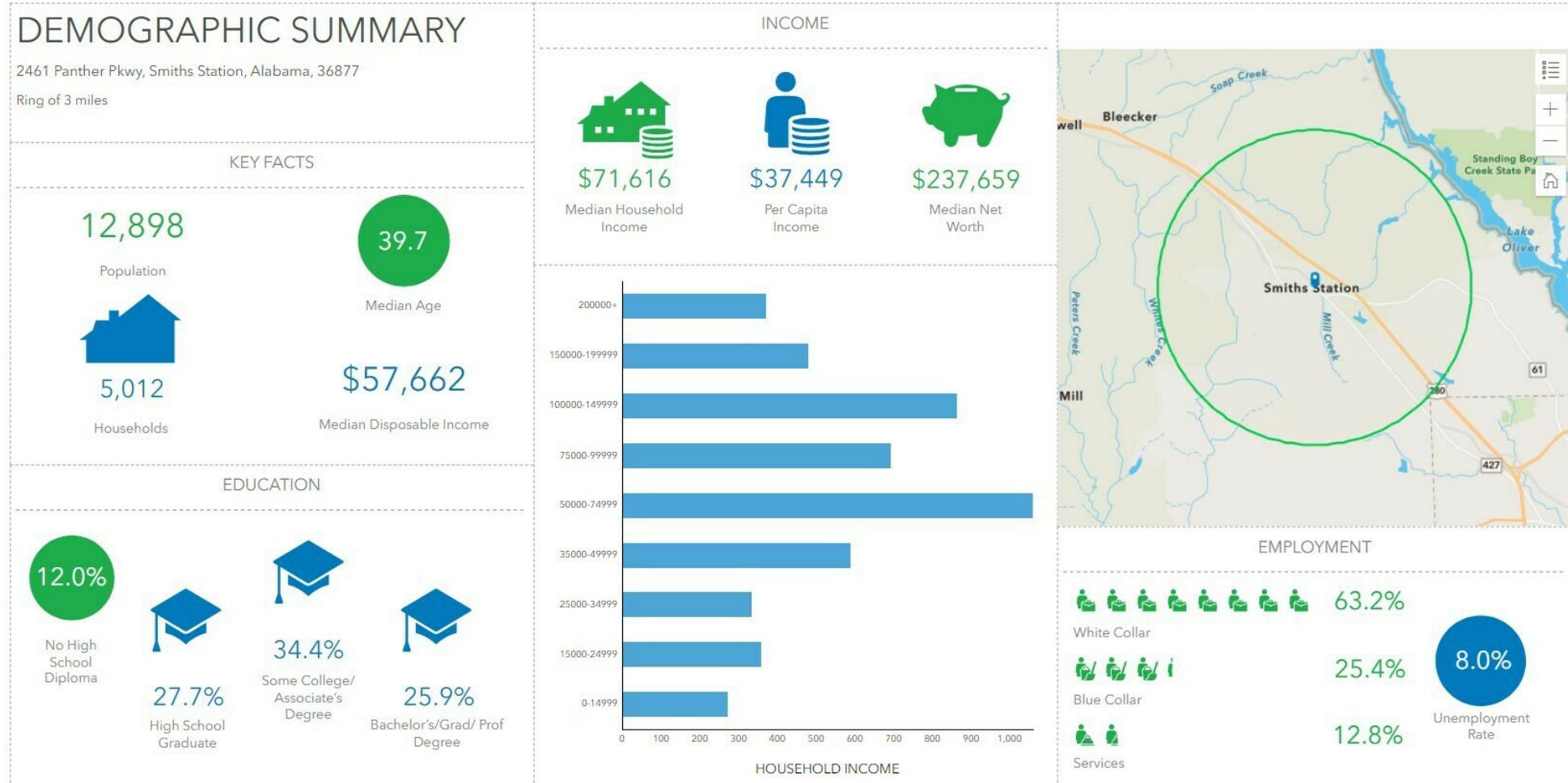
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## Demographics



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Retail Map



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