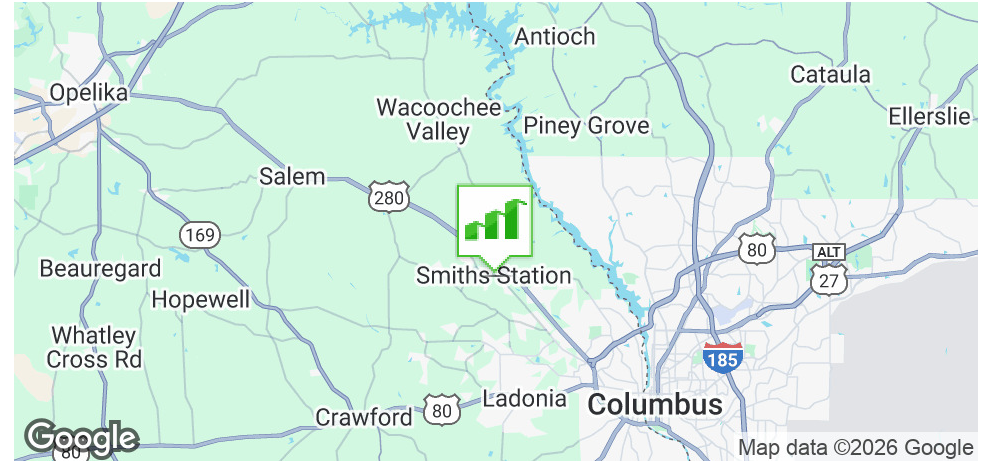


# 2461 PANTHER PARKWAY

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%.

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## Additional Photos



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# 2461 PANTHER PARKWAY

SMITHS STATION, AL 36877

## Demographics

### DEMOGRAPHIC SUMMARY

2461 Panther Pkwy, Smiths Station, Alabama, 36877

Ring of 3 miles

#### KEY FACTS

12,898

Population



5,012

Households

39.7

Median Age

\$57,662

Median Disposable Income

#### EDUCATION

12.0%

No High School Diploma



27.7%

High School Graduate



34.4%

Some College/  
Associate's Degree



25.9%

Bachelor's/Grad/ Prof Degree

#### INCOME



\$71,616

Median Household Income



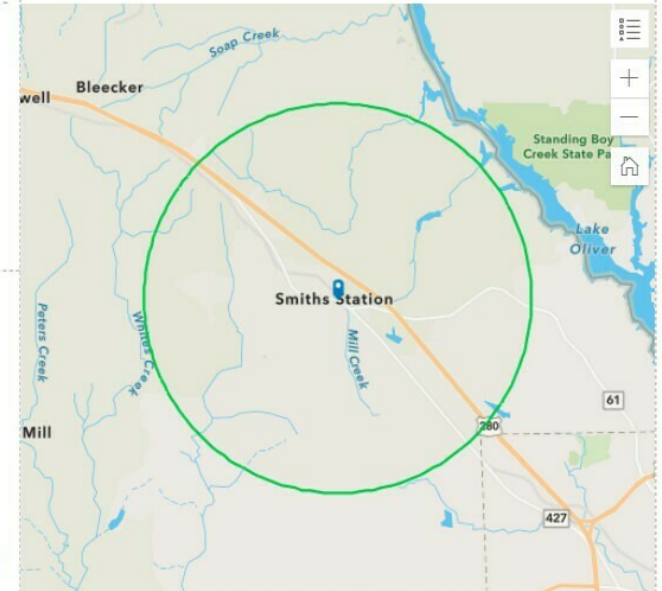
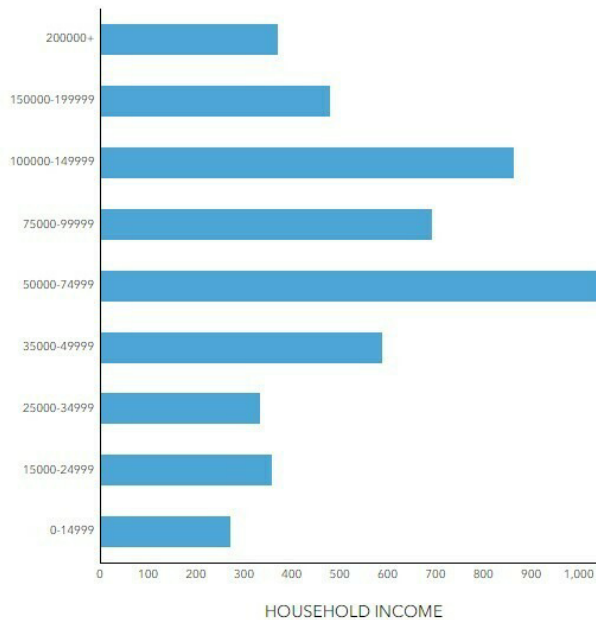
\$37,449

Per Capita Income



\$237,659

Median Net Worth



#### EMPLOYMENT



63.2%

White Collar



25.4%

Blue Collar



12.8%

Services

8.0%

Unemployment Rate

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## Retail Map



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