



1212 Gatewood Drive, Auburn, Alabama 36830

Restaurant Lease Opportunity Near Auburn Mall & University Drive

Executive Summary

1212 Gatewood Drive offers a strong opportunity for a restaurant operator seeking a newer restaurant-ready space in a high-exposure Auburn location. Positioned near Auburn Mall and University Drive, this property benefits from accessibility, visibility, and proximity to retail, university, residential, and local traffic.

The space includes approximately 3,600 square feet and was built in approximately 2024, subject to confirmation. The property was previously used as a restaurant and includes features that may help reduce the time and cost required for a new operator to open, including a full bar, kitchen area, and certain remaining restaurant equipment.

The restaurant layout includes two primary customer-facing areas. One area is centered around the bar, while the other provides the main dining and seating area. The kitchen is located toward the rear of the space. Outside the building, there is a large road-facing area that may be suitable for additional outdoor seating, subject to landlord approval and applicable permitting. For the right concept, this outdoor area could provide valuable exposure and a strong visual presence from the roadway.

Overview

Address: 1212 Gatewood Drive, Auburn, AL 36830

Building Size: Approximately 3,600 square feet

Property Type: Former restaurant space

Approximate Year Built: 2024, to be confirmed

Base Rent: \$7,400 per month

CAM Fee: \$500 per month

Estimated Monthly Base Rent + CAM: \$7,900 per month

Location & Market Position

This property is located near Auburn Mall and University Drive, placing it in a convenient Auburn commercial corridor with access to shoppers, students, residents, visitors, and local employees.

The plaza setting provides a recognizable commercial environment, while the road-facing outdoor area offers an additional opportunity to create visibility, energy, and atmosphere. A restaurant operator could use this exterior area to create a more inviting customer experience and increase the property's street presence.

Landlord Responsibilities

Landlord will be responsible for the roof.

Landlord will make sure the HVAC system is in working order at lease commencement. After delivery, ongoing HVAC maintenance and repairs are expected to be the responsibility of the tenant, subject to final lease terms.

Tenant Responsibilities

Tenant shall be responsible for utilities, business operations, restaurant licensing, equipment verification, maintenance obligations, and all other responsibilities outlined in the final lease agreement.

Any existing restaurant equipment, including but not limited to the dishwasher, fryer, bar improvements, kitchen-related items, and other fixtures, should be inspected and confirmed by tenant. Unless otherwise agreed in writing, landlord makes no representation that any equipment is complete, code-compliant, operational, or suitable for tenant's intended use.

Layout

The space includes two primary public-facing areas. One side is built around the bar, creating a natural gathering area for guests. The second area is designed for dining and general seating. The kitchen area is positioned toward the rear of the restaurant space.

This layout may work well for a concept that wants to separate bar traffic from dining traffic, create different atmospheres within one restaurant, or offer both casual bar service and seated dining.

Outdoor Seating Opportunity

One of the strongest features of this property is the large exterior road-facing area that may be suitable for outdoor seating. For the right restaurant concept, this area could create additional capacity, improve customer experience, and provide strong visual exposure from the roadway.

Outdoor seating, alcohol service, fencing, planters, umbrellas, lighting, speakers, signage, and any exterior improvements would be subject to landlord approval, municipal approval, and all applicable permitting requirements.

Ideal Tenant

This property is well suited for a restaurant, bar-and-grill concept, fine dining, casual dining operator, sports bar, fast-casual concept, brunch concept, coffee and café concept, or hospitality operator looking for a newer space with existing restaurant infrastructure and outdoor seating potential.

Positioning Statement

1212 Gatewood Drive gives a restaurant operator the chance to step into a newer Auburn space with an existing bar, flexible dining layout, kitchen infrastructure, and outdoor seating potential. With its location near Auburn Mall and University Drive, the property offers both convenience and visibility for a concept ready to serve the Auburn market.

Disclaimer

All information is believed to be accurate but is subject to verification by tenant. Square footage, construction date, equipment, HVAC condition, roof condition, zoning, outdoor seating rights, code compliance, liquor licensing, signage, parking, and all lease terms should be independently confirmed prior to execution of any lease agreement.



HERE TO ANSWER YOUR QUESTIONS

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