

FORMER CVS FOR LEASE

1498 OPELIKA RD, AUBURN, AL 36830



PROPERTY HIGHLIGHTS

- 13,253 SF Former CVS Building Prime signalized corner location at Opelika
- Road & E University Drive Multiple access points, including full-access driveways on Opelika Road
- (23,000+ VPD) and University Drive (22,800+ VPD)
- High-traffic intersection with major retail on all four corners, including Auburn Mall, Walmart Neighborhood Market, and Flint Crossing Shopping Center
- Strong retail corridor with numerous national retailers and restaurants nearby
- 3 miles from Auburn University, home to approximately 34,000 students

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	2 Acres
Building Size:	13,253 SF
Parking Spots:	57



Tyler Bradford
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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

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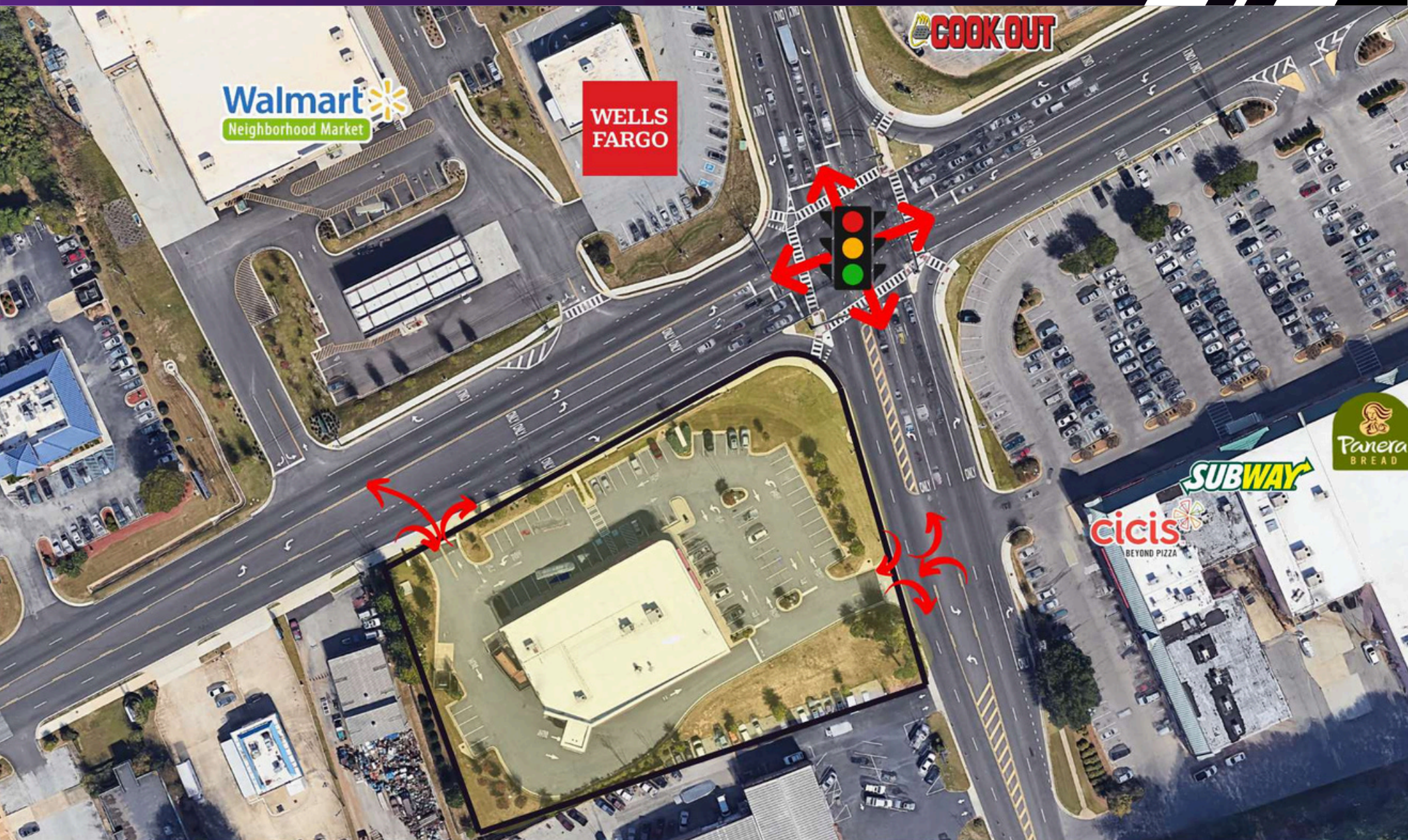
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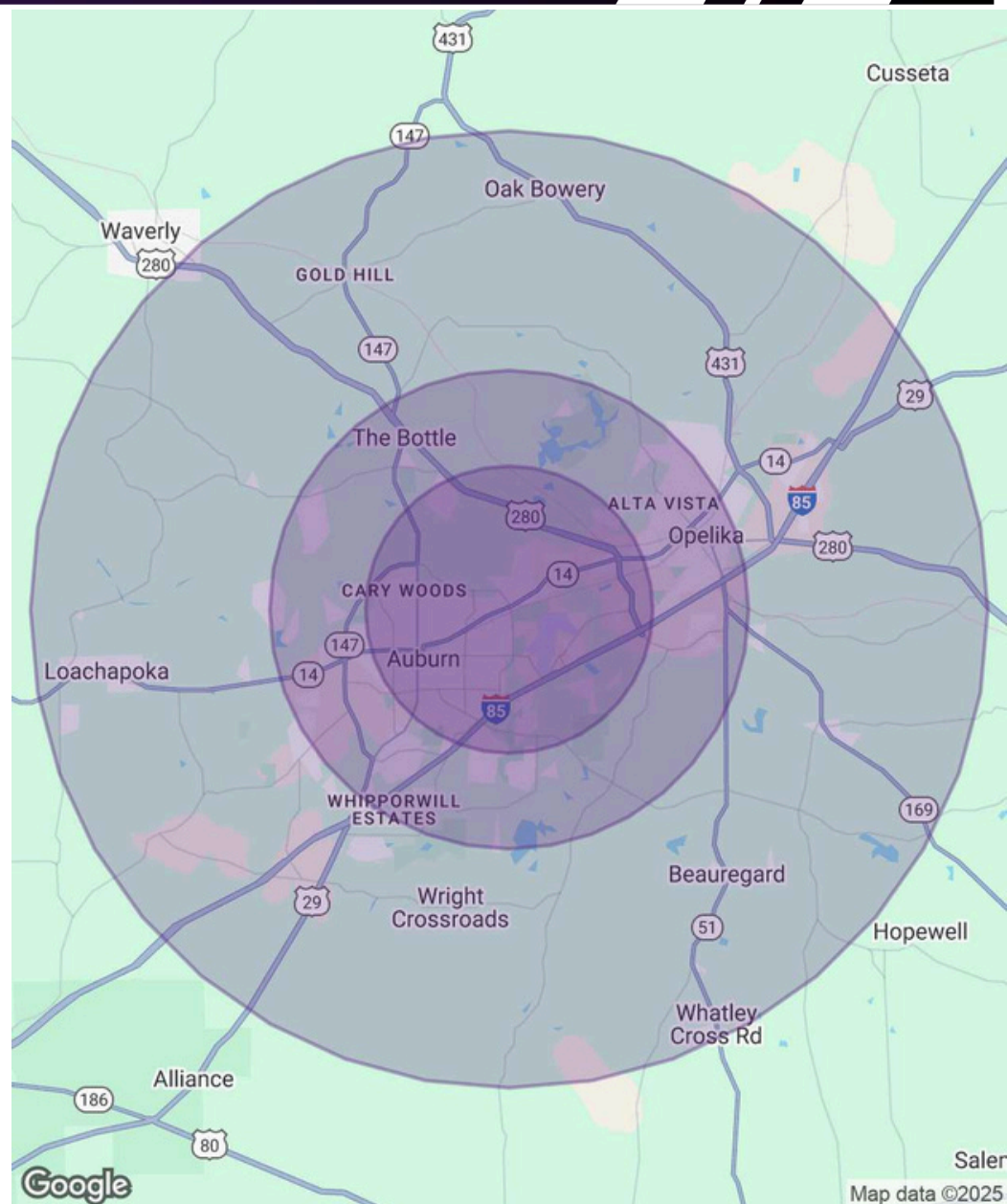
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	49,403	89,250	130,833
Average Age	34	34	35
Average Age (Male)	33	33	34
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,491	35,461	52,579
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$77,060	\$83,148	\$82,439
Average House Value	\$303,949	\$323,925	\$309,580

Demographics data derived from AlphaMap



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