

# FORMER GANDER MOUNTAIN

OPELIKA, AL

RECENTLY BACK TO THE MARKET  
RETAIL OPPORTUNITY

HARBERT®  
REALTY SERVICES



**CLASS A RETAIL FACILITY AVAILABLE FOR LEASE**

**LEASE RATE: \$10.00 / SF NNN**

- Close proximity to Auburn University
- Building SF: 51,602 SF
- Year Built: 2012
- Land SF: 5.41 Acres
- Zoning: Commercial
- Parking: Approximately 280 spaces
- Conveniently located off of Hwy 280 and I-85 - a heavy traffic area and game-day traffic route
- Loading dock in rear of building
- Willing to subdivide



**AVERAGE HOUSEHOLD INCOME**

1 mile	\$ 41,545
3 miles	\$ 58,784
5 miles	\$ 66,702

**POPULATION**

1 mile	2,060
3 miles	23,184
5 miles	60,788

**TRAFFIC COUNTS**

**Hwy 280**  
over **25,000 cars/day**

**I-85**  
over **39,000 cars/day**

**DAYTIME BUSINESS POPULATION**

1 mile	3,329
3 miles	20,074
5 miles	33,679

