

AVAILABLE

# 2450 Enterprise Drive

Opelika, AL 36801



SHANNON  
WALTCHACK



## OFFERING SUMMARY

Sale Price:	Call for Pricing
Ground Lease Rate:	Call for Pricing
Lot Size:	2.5 Acres

## PROPERTY DETAILS

- Very rare development opportunity in Tiger Town, Alabama's #1 ranked power center
- Last undeveloped outparcel of Tiger Town
- 9.7 million + visitors annually to Tiger Town
- Conveniently located at the intersection of Interstate 85 and Highway 280
- Over one million square feet of retail space (3K SF Vacant) as well as free standing restaurants, banks, offices and hotel sites

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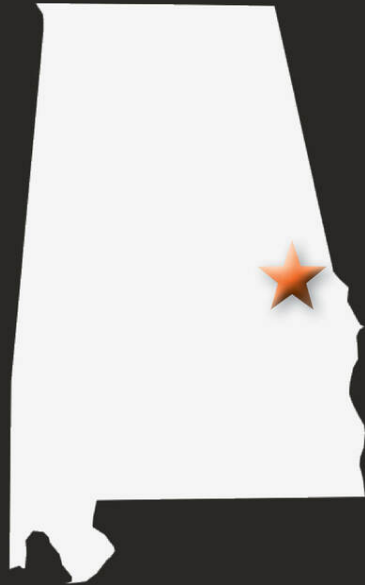
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TIGER TOWN



Tiger Town is a major power center located in the Auburn/Opelika, AL market. It is anchored by The Home Depot, Target, Kroger, Dicks Sporting Goods, and other national retailers. The center was originally developed in 2011 and features a line-up of more than 50 stores creating what is arguably Alabama’s best tenant mix. Currently Tiger Town ranks 36th nationally, and 1st state-wide in terms of annual visits for similar power centers (according to Placer.ai data).

FAST FACTS

#1 POWER CENTER IN THE STATE

#36 POWER CENTER IN THE NATION

#1 TARGET IN ALABAMA

#1 KROGER IN ALABAMA

#1 STARBUCKS IN ALABAMA

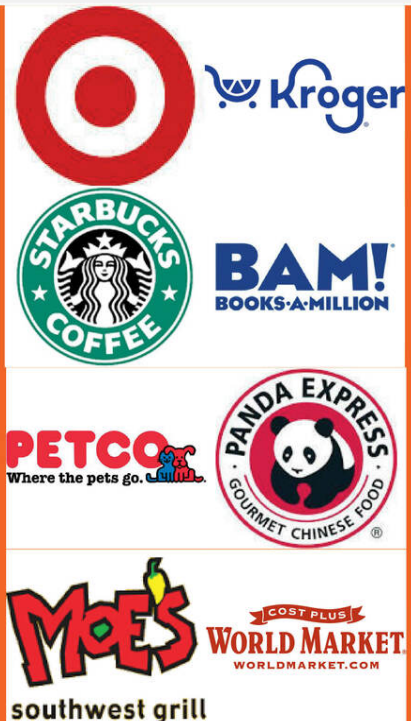
#1 BOOKS A MILLION IN ALABAMA

#1 PETCO IN ALABAMA

#1 PANDA EXPRESS IN ALABAMA

#1 MOE’S SOUTHWEST GRILL IN ALABAMA

#1 WORLD MARKET IN ALABAMA



\*Facts and figures provided by Placer.ai with data collected between 1/1/22 and 12/31/22.

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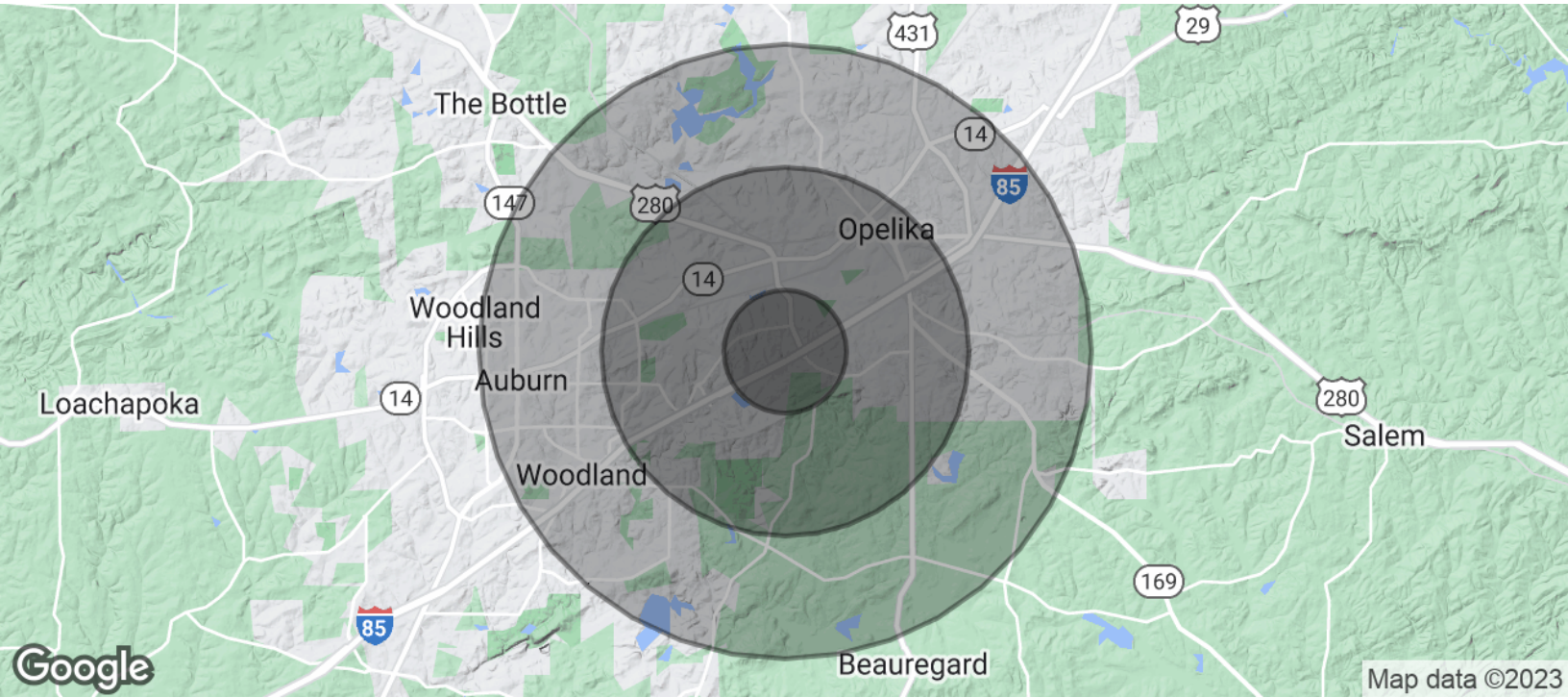
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,698	22,583	64,343
Average Age	45.0	40.0	35.7
Average Age (Male)	39.7	38.2	35.1
Average Age (Female)	53.0	43.3	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	839	10,768	29,525
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$46,504	\$56,151	\$60,652
Average House Value	\$148,209	\$161,129	\$190,640

\* Demographic data derived from 2020 ACS - US Census

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