

FOR LEASE

Flints Crossing

1568-1572 Opelika Rd, Auburn, AL 36830



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,055 - 9,150 SF
Center Size:	97,808 SF

PROPERTY DETAILS

- **Suite 1:** 9,150 SF
- **Suite 2:** 3,055 SF
- Tenants include UPS, Michaels, HomeGoods, Plato's Closet, Panera Bread, CiCi's Pizza, Kumon, Kentucky Fried Chicken and more
- Highest VPD intersection in market: Opelika Rd (25,143 VPD) and University Drive (21,387 VPD)
- 365' frontage on Opelika Rd
- Less than 3 miles from Auburn University, home to over 31,700 students

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KEITH SHAMBLIN
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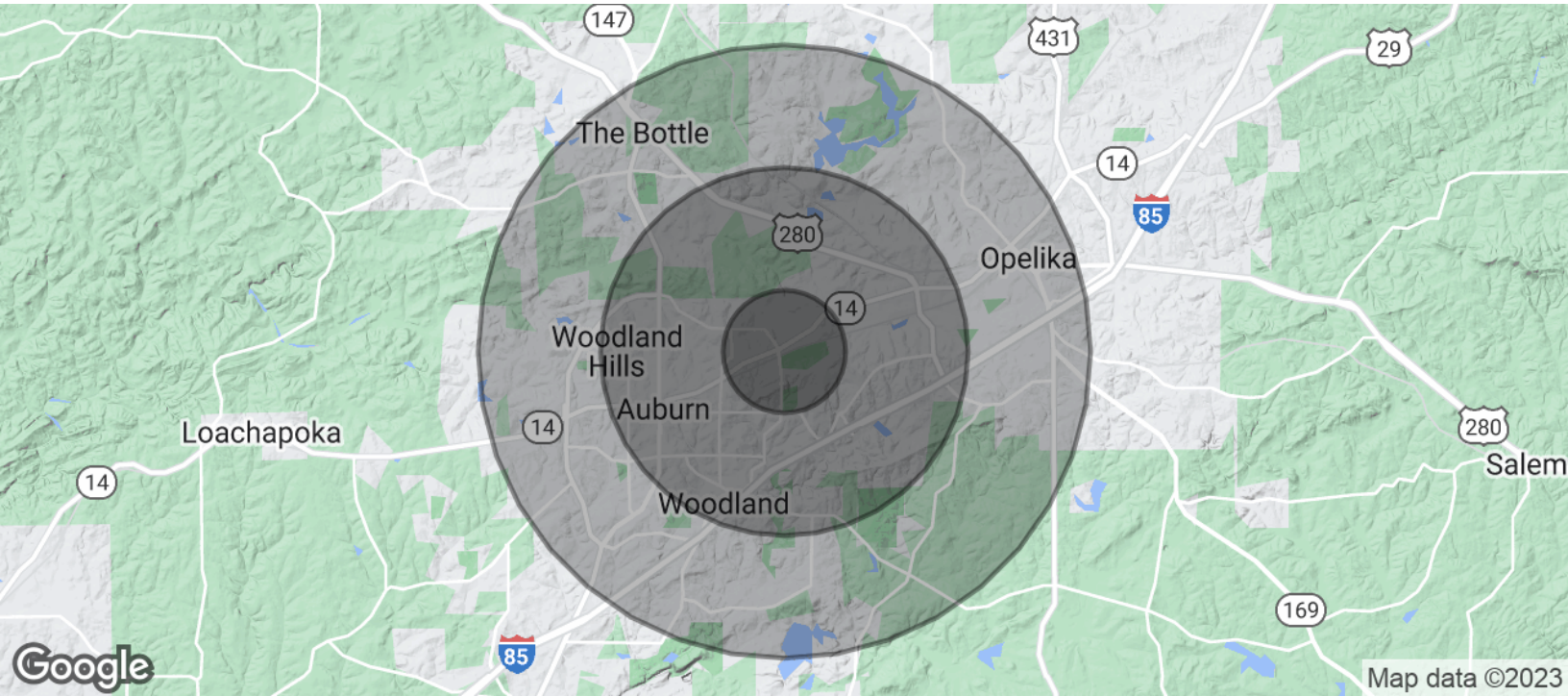
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,979	37,594	73,398
Average Age	41.2	34.0	33.3
Average Age (Male)	36.1	33.1	32.7
Average Age (Female)	45.6	35.9	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,680	18,843	33,665
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$53,774	\$52,319	\$58,845
Average House Value	\$165,090	\$178,125	\$187,437

* Demographic data derived from 2020 ACS - US Census

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