

1444 OPELIKA RD | BUILDING FOR SALE
OFFICE DUPLEX



OFFERING SUMMARY

Sale Price:	\$399,000
Building Size:	1,920 SF
Lot Size:	15,000 SF
Number of Units:	2
Price / SF:	\$207.81
Year Built:	1950
Zoning:	CRDS-CORRIDOR REDEVELOPMENT DISTRICT- SUBURBAN
Market:	Auburn AI

PROPERTY OVERVIEW

Duplex office consisting of 1920 SF, on a 15,000 SF lot, near the Auburn Mall.

PROPERTY HIGHLIGHTS

OFFICE DUPLEX, 1444 OPELIKA RD | OFFICE BUILDING FOR SALE
COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Office Duplex, 1444 Opelika Rd
Street Address	1444 Opelika Rd
City, State, Zip	Auburn, AL 36831
County	Lee
Market	Auburn AL
Signal Intersection	No

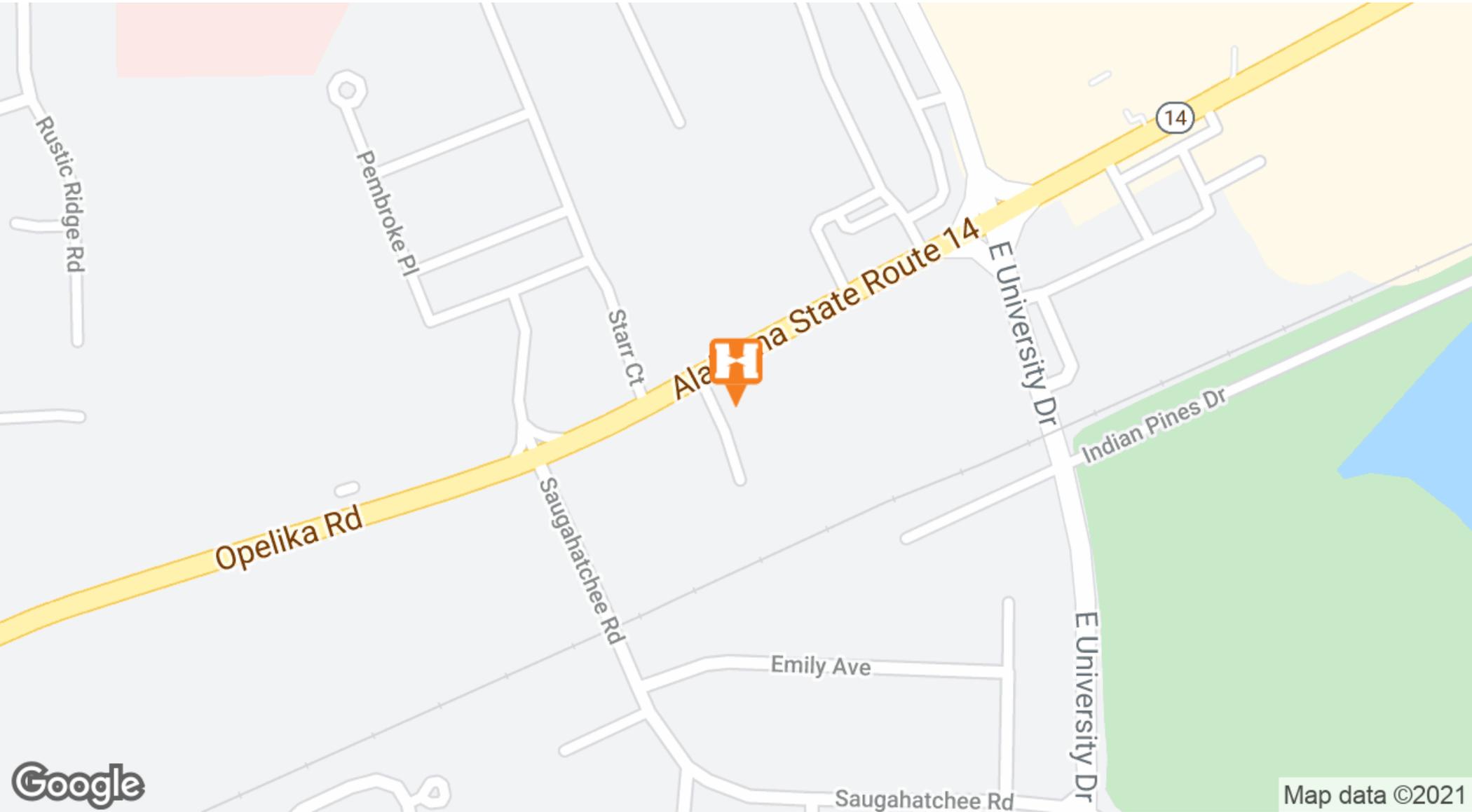
BUILDING INFORMATION

Building Class	B
Occupancy %	100.0%
Ceiling Height	10 ft
Minimum Ceiling Height	9 ft
Number of Floors	1
Year Built	1950
Free Standing	No

OFFICE DUPLEX, 1444 OPELIKA RD | OFFICE BUILDING FOR SALE
ADDITIONAL PHOTOS

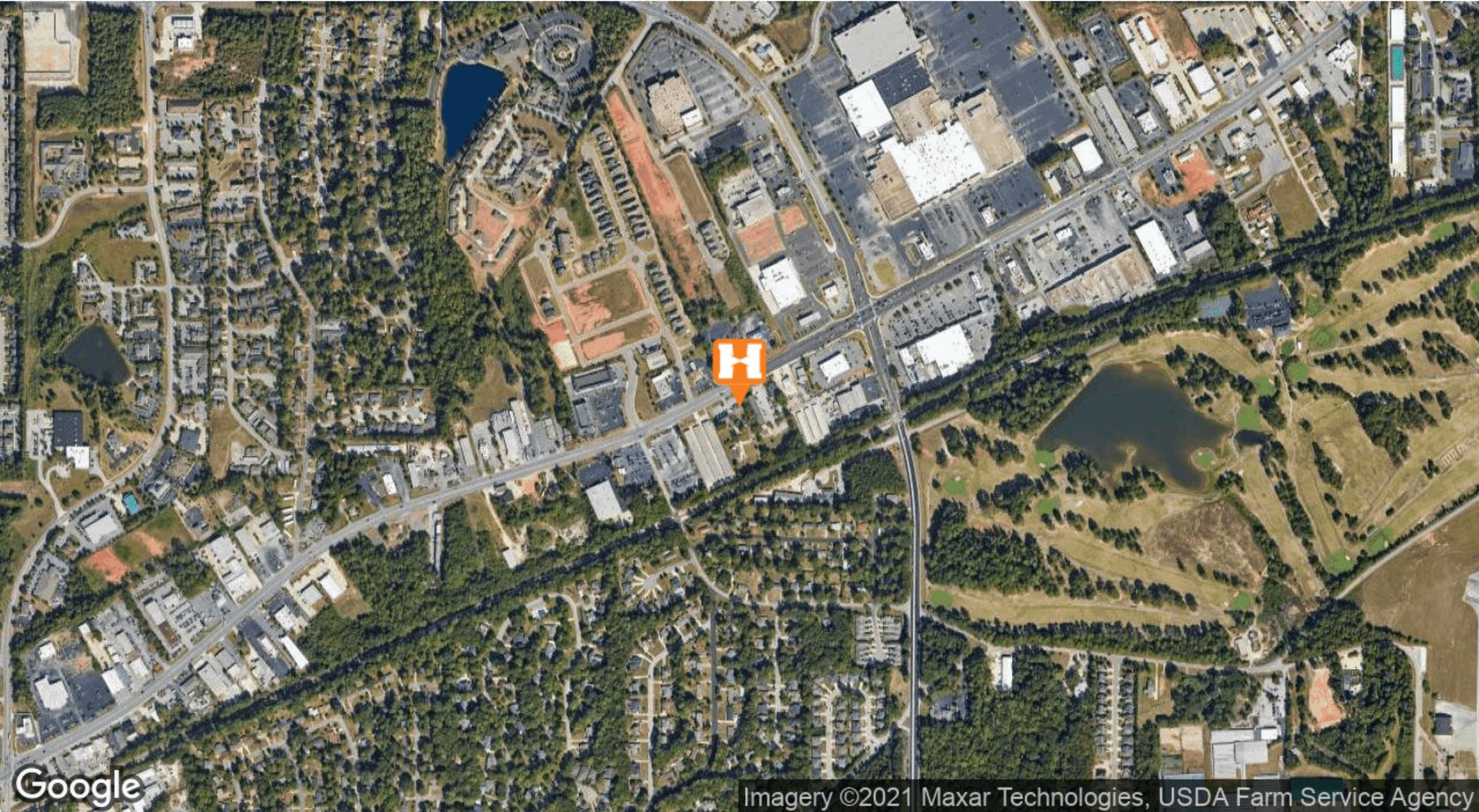


OFFICE DUPLEX, 1444 OPELIKA RD | OFFICE BUILDING FOR SALE
LOCATION MAP



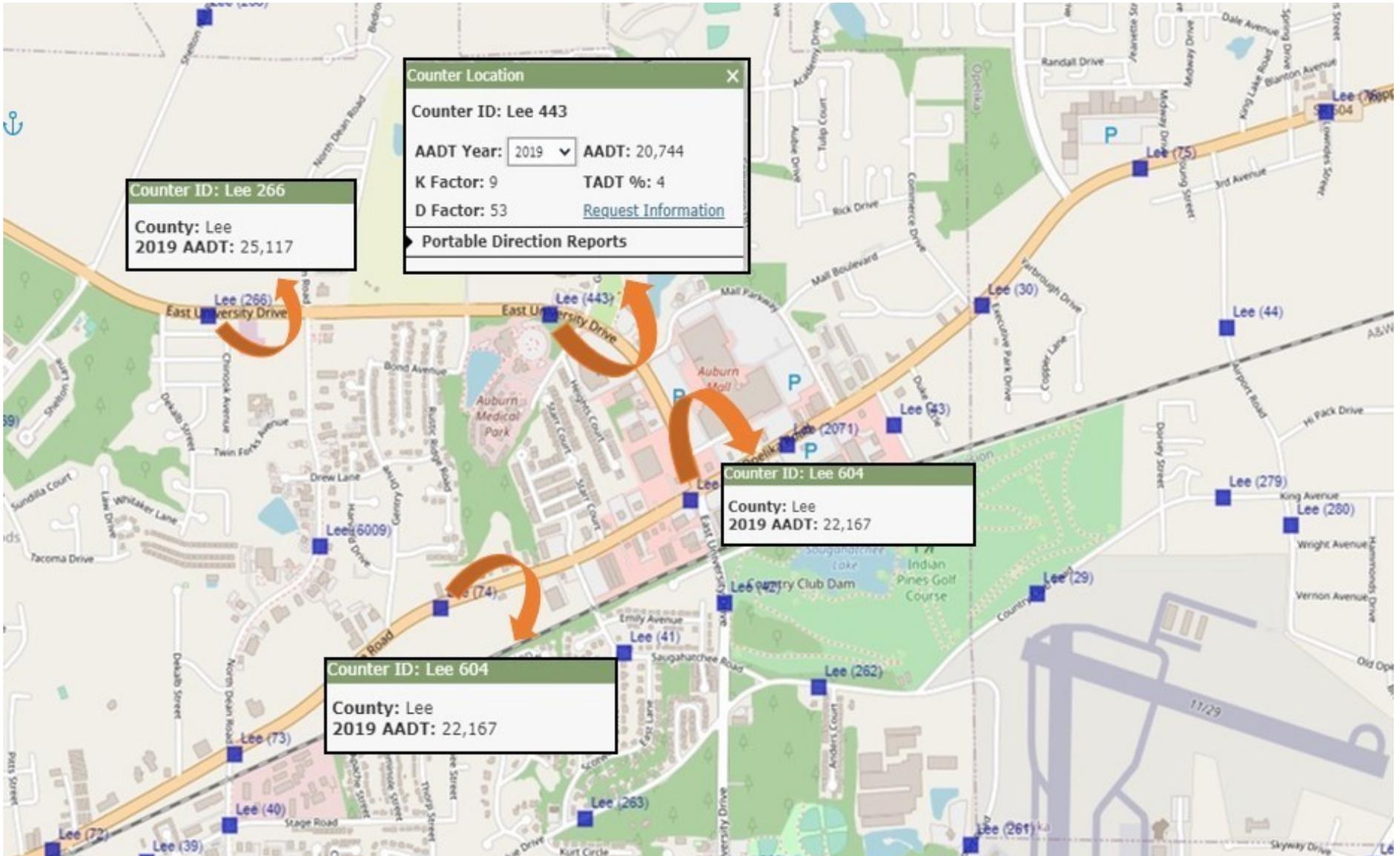
OFFICE DUPLEX, 1444 OPELIKA RD | OFFICE BUILDING FOR SALE

AERIAL MAP



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OFFICE DUPLEX, 1444 OPELIKA RD | OFFICE BUILDING FOR SALE
TRAFFIC COUNTS



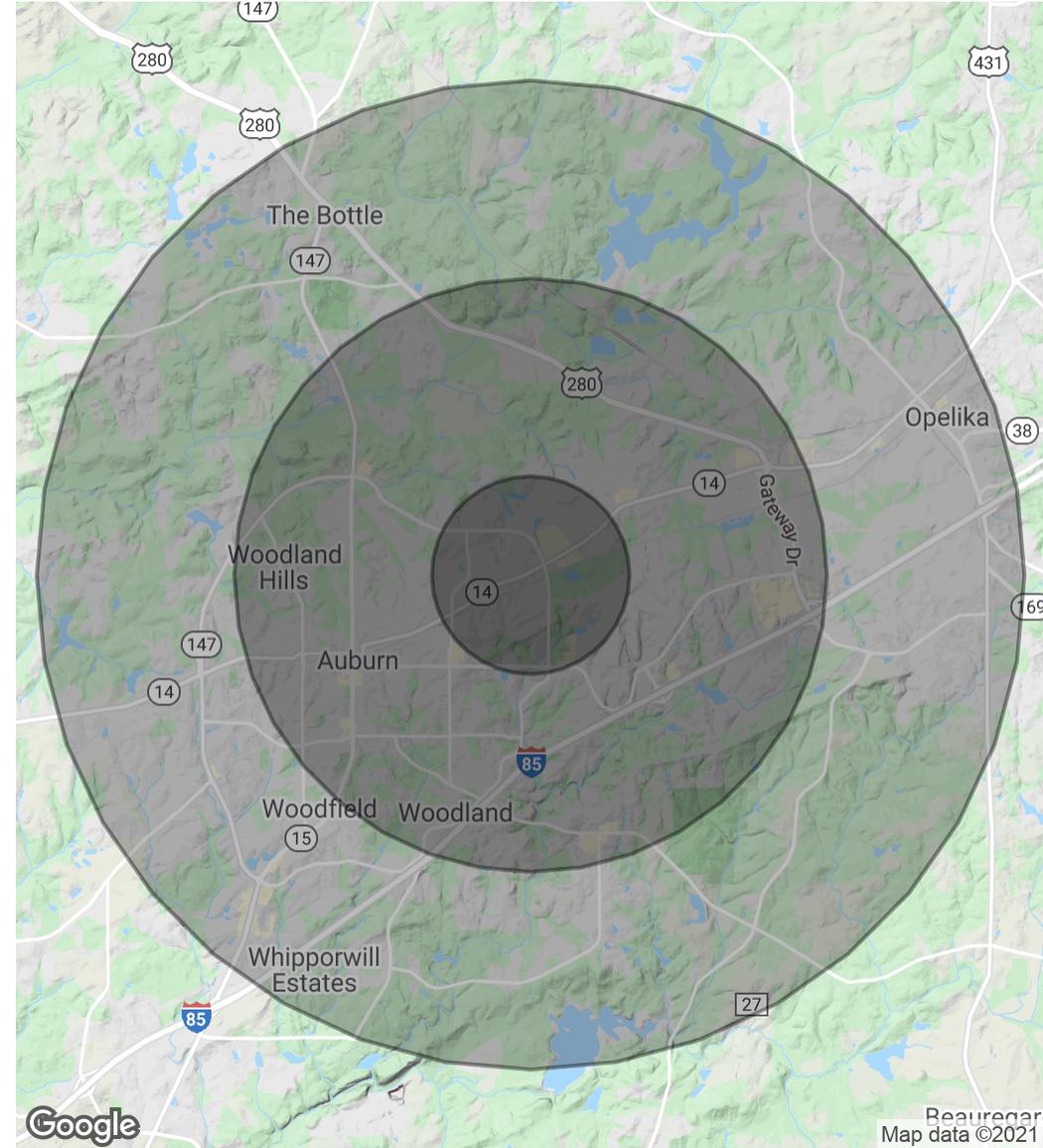
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,024	30,666	60,793
Average age	25.2	27.6	28.5
Average age (Male)	25.1	26.9	27.8
Average age (Female)	25.5	28.2	29.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,438	14,103	25,627
# of persons per HH	2.1	2.2	2.4
Average HH income	\$42,713	\$51,945	\$50,170
Average house value	\$183,038	\$196,475	\$183,626

* Demographic data derived from 2010 US Census



OFFICE DUPLEX, 1444 OPELIKA RD | OFFICE BUILDING FOR SALE
BUILDING LAYOUT

