

# GATEWAY COMMONS

3000 Pepperell Parkway, Opelika, AL 36801

## EXECUTIVE SUMMARY

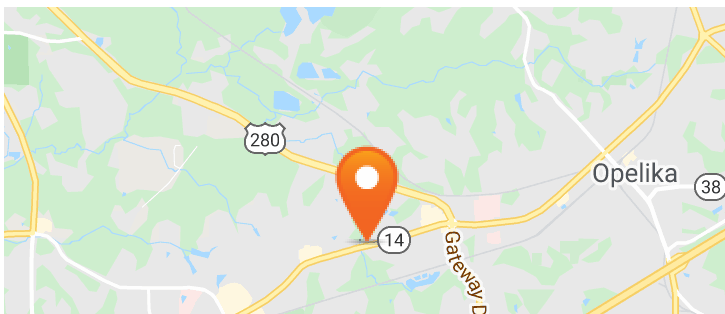


### LOCATION OVERVIEW

Opelika is a medium size city located in the eastern part of Alabama. With a population of 30,240, and seven constituent neighborhoods, Opelika is one of the larger communities in Alabama. Opelika is in the greater Auburn-Opelika MSA, containing a population of 160,299. Since 2005, the city has experienced revitalization in many segments of the economy, including commercial, residential and industrial activity. Since January 2008, the City of Opelika has announced new industry investments and existing industry expansions totaling \$1.178 billion and 3,129 additional jobs.

### PROPERTY HIGHLIGHTS

- Rare vacancy immediately adjacent to the Opelika Walmart Supercenter
- Gateway Commons is convenient to both Auburn and Opelika markets
- Strong store sales for Walmart & Dollar Tree
- Excellent visibility along Pepperell Parkway
- Restaurant space available ( Firehouse Subs)
- Pylon signage available
- Traffic Count: 30,580 AADT, Pepperell Parkway



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,554	26,944	72,879
HOUSEHOLDS	1,398	10,925	29,597
AVERAGE HH INCOME	52,748	69,959	68,661

### EXCLUSIVE AGENT(S)

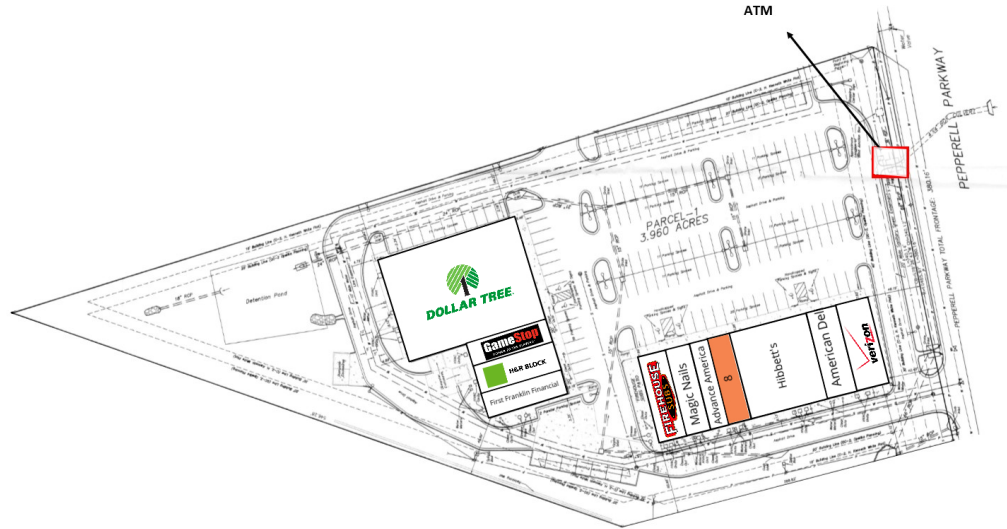
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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Dollar Tree Store	10,800 SF	7	Advance America	1,200 SF
2	GameStop	1,400 SF	8	Available	1,500 SF
3	H&R Block	1,750 SF	9	Hibbett's	5,025 SF
4	First Franklin Financial	1,400 SF	10	American Deli	2,000 SF
5	Firehouse Subs	1,875 SF	11	Verizon Wireless	3,900 SF
6	Magic Nails	1,500 SF	12	ATM	0 SF

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