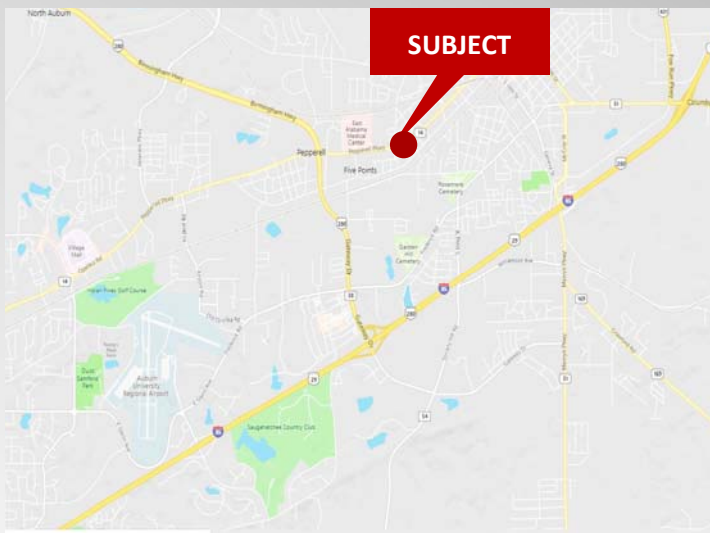


CARWASH FOR SALE

1701 Pepperell Pkwy - Opelika AL

COMCRE.COM



For more information or to schedule a tour, please contact:

Craig Melton

Broker

334.559.4914 Cell

comprehensivecre@gmail.com

\$190,000

+/- .22 SITE AVAILABLE

Owner Willing to Sale, Build to Suit, or Land Lease

Highlights:

- More than 18,500 VPD
- Conveniently Located Near Rapidly EMAC
- Zoned C-3
- Full Access Curb Cut on Pepperell Pkwy
- Located in an Opportunity Zone

Call for Details



COMMERCIAL REAL ESTATE BROKERAGE

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Demographic and Income Comparison Profile

1701 Pepperell Pkwy
1701 Pepperell Pkwy, Opelika, Alabama, 36801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.63920
Longitude: -85.39577

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	5,033	23,904	43,440
Households	1,876	9,568	17,625
Families	1,225	6,287	10,838
Average Household Size	2.54	2.43	2.42
Owner Occupied Housing Units	1,019	5,565	9,922
Renter Occupied Housing Units	857	4,003	7,703
Median Age	36.0	35.0	32.3
2018 Summary			
Population	5,289	26,651	49,746
Households	1,968	10,672	20,152
Families	1,243	6,816	12,028
Average Household Size	2.53	2.43	2.42
Owner Occupied Housing Units	928	5,544	10,190
Renter Occupied Housing Units	1,040	5,128	9,963
Median Age	37.8	36.3	33.5
Median Household Income	\$30,143	\$42,224	\$45,153
Average Household Income	\$46,834	\$60,803	\$63,724
2023 Summary			
Population	5,435	28,377	53,579
Households	2,023	11,383	21,718
Families	1,264	7,199	12,811
Average Household Size	2.53	2.43	2.42
Owner Occupied Housing Units	1,002	6,082	11,265
Renter Occupied Housing Units	1,021	5,301	10,454
Median Age	38.8	36.9	34.1
Median Household Income	\$35,576	\$49,330	\$51,859
Average Household Income	\$54,197	\$69,561	\$72,097
Trends: 2018-2023 Annual Rate			
Population	0.55%	1.26%	1.50%
Households	0.55%	1.30%	1.51%
Families	0.34%	1.10%	1.27%
Owner Households	1.55%	1.87%	2.03%
Median Household Income	3.37%	3.16%	2.81%



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Approximate Building Layout

