

# 2111 EAST UNIVERSITY DRIVE – AUBURN, AL



**BUSINESS NOT FOR SALE**

**Asking Price \$7,950,000**

**ACRES:**

+/- 7.66

**ADDRESS:** 2111 E University Dr. Auburn, AL 36830

**SQUARE FEET:**

+/- 84,000

**Location:**

Just off the intersection of E University Drive and Opelika Rd.. E University Drive is the loop system around Auburn. Across from the Auburn Mall at the intersection of E University Dr. and Mall Pkwy

**ZONING:**

PDD Zoning CRD-S

**Summary:**

+/- 72,000 Sqft floor plate with a +/- 12,000 mezzanine. Certificate of occupancy for +/- 2,611. The real estate is for sale, but the business is not for sale. Please direct all question to Craig Melton and do not approach employees of AMC about the sale of the real estate.

**TRAFFIC COUNTS:**

+/- 23,000 - VPD



**Office Address**

2680 Corporate Park Dr.  
Opelika, AL, 36831  
www.comcre.com

**Craig Melton**

Broker  
335-559-4914 Mobile  
comprehensivecre@gmail.com  
agent@email.com

# OVERVIEW

Incredible opportunity to buy the irreplaceable real estate in the center of Auburn of rapidly growing Auburn. From 2010 to 2020 Auburn grew by 43%. Currently Six people a day are moving to Auburn. Well maintained building just off the busy intersection of E. University Drive and Opelika Road.. Convenient to affluent neighborhoods and close proximity to larger employers (Auburn University and EAMC). Ample parking and terrific visibility.

## PROPERTY HIGHLIGHTS

Great visibility  
Daily Traffic Counts +/- 23,000 VPD  
Signalized Intersection  
+/- 490 Parking Spaces

## PROPERTY SUMMARY

Asking Price: \$7,950,000  
Year Built: 1999 remodeled several times  
Lot Size: +/- 7.66 Acres  
Total SF: +/- 84,000 SF

## LOCATION HIGHLIGHTS

Located along the loop system around Auburn  
Main commercial corridor between Auburn and Opelika  
Dedicated Left hand turn lane  
Traffic signal into the parking lot  
Multiple ingress and egress



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# PROPERTY PHOTOS



# AERIAL MAP

## AUBURN MALL AREA

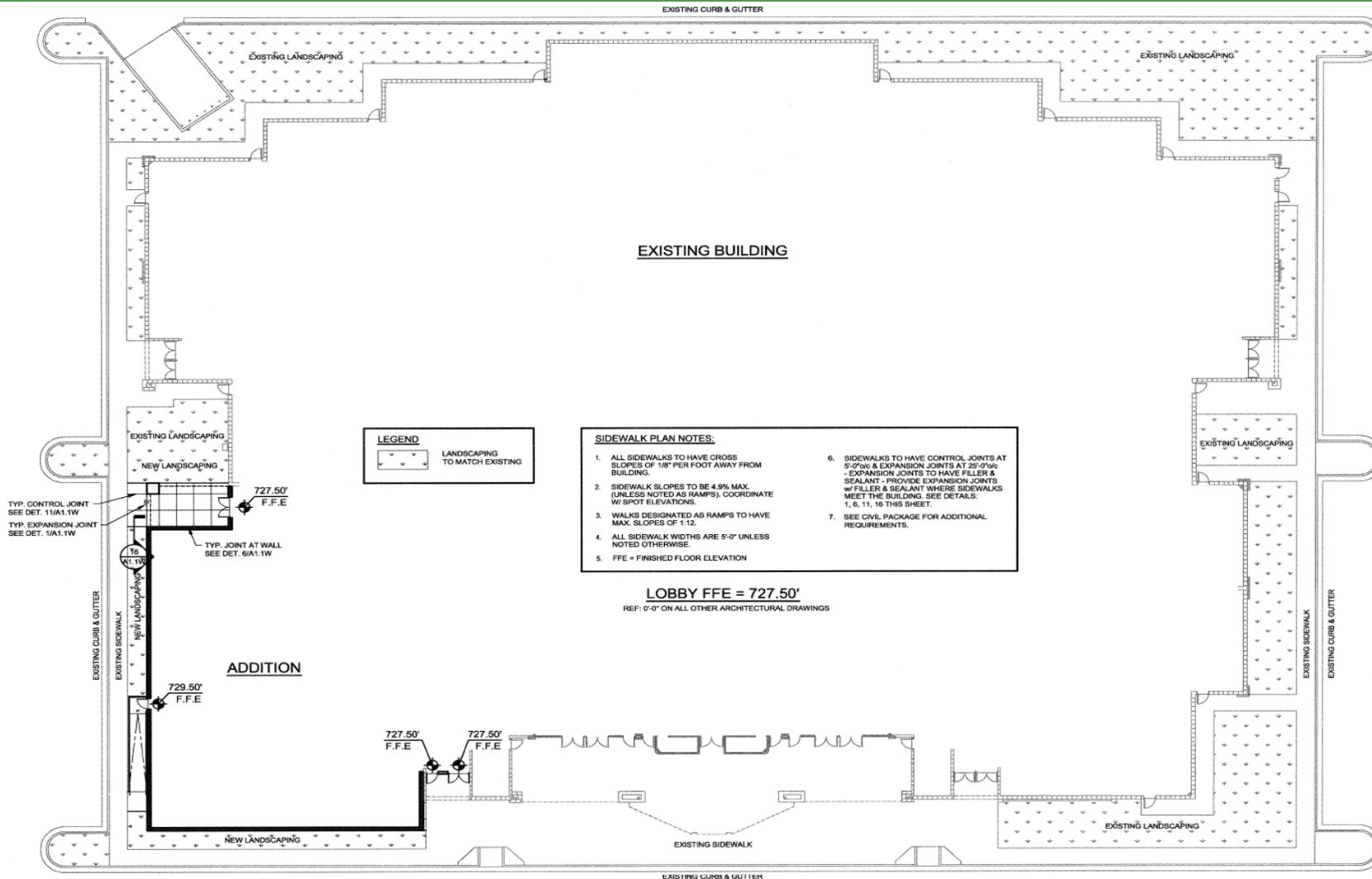


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# BUILDING PLAN



**SIDEWALK PLAN**  
SCALE: 1/16" = 1'-0"

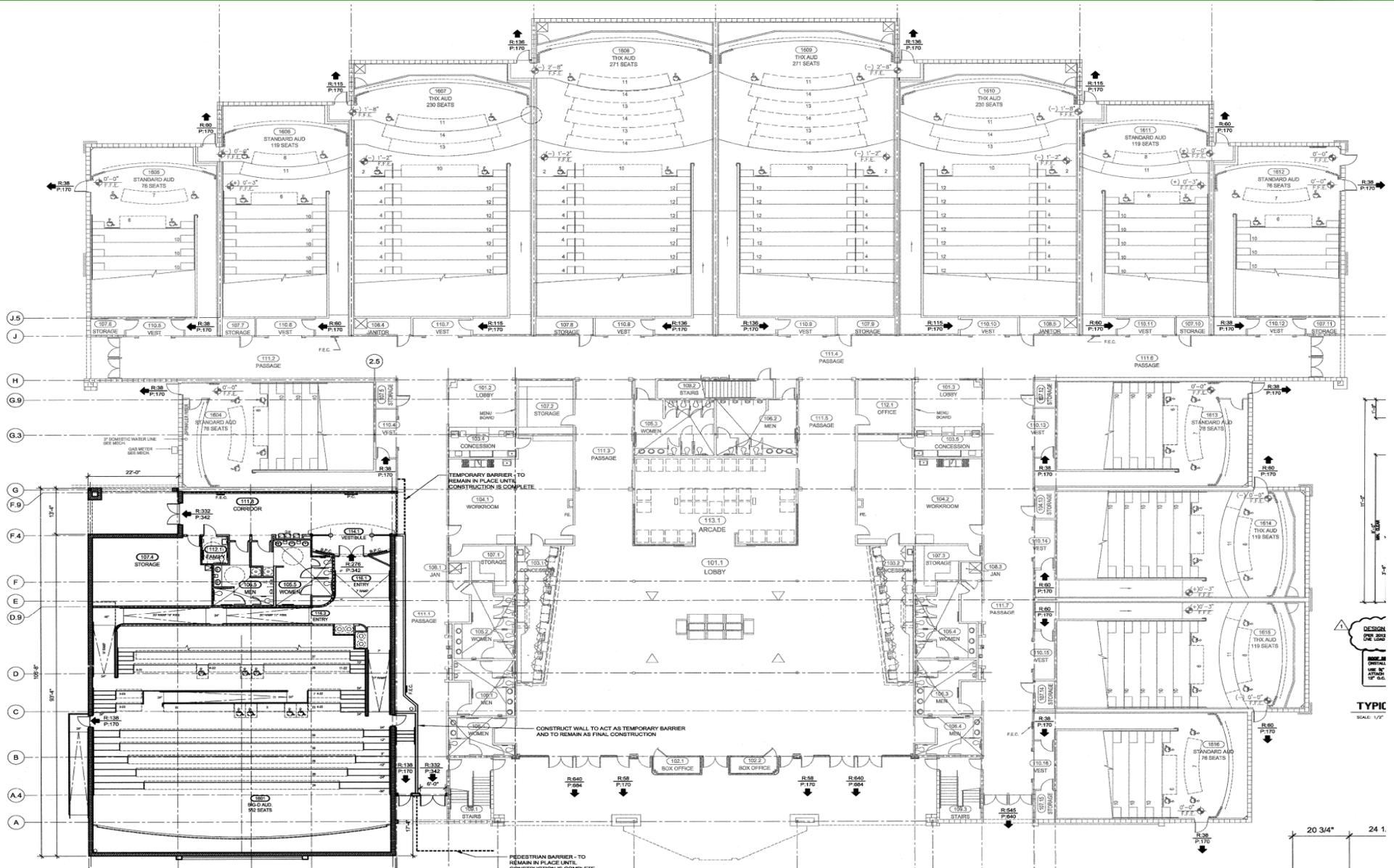
0 6' 16' 32'  
SCALE: 1/16" = 1'-0"



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# BUILDING LAYOUT



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