



Restaurant For Sale/Lease

CONTACT US

David Garnett

Senior Director
+1 256 518 2288
david.garnett@colliers.com

Colliers International

200 Clinton Avenue W
Suite 801
Huntsville, AL 35801
Main: +1 256 533 0035
colliers.com

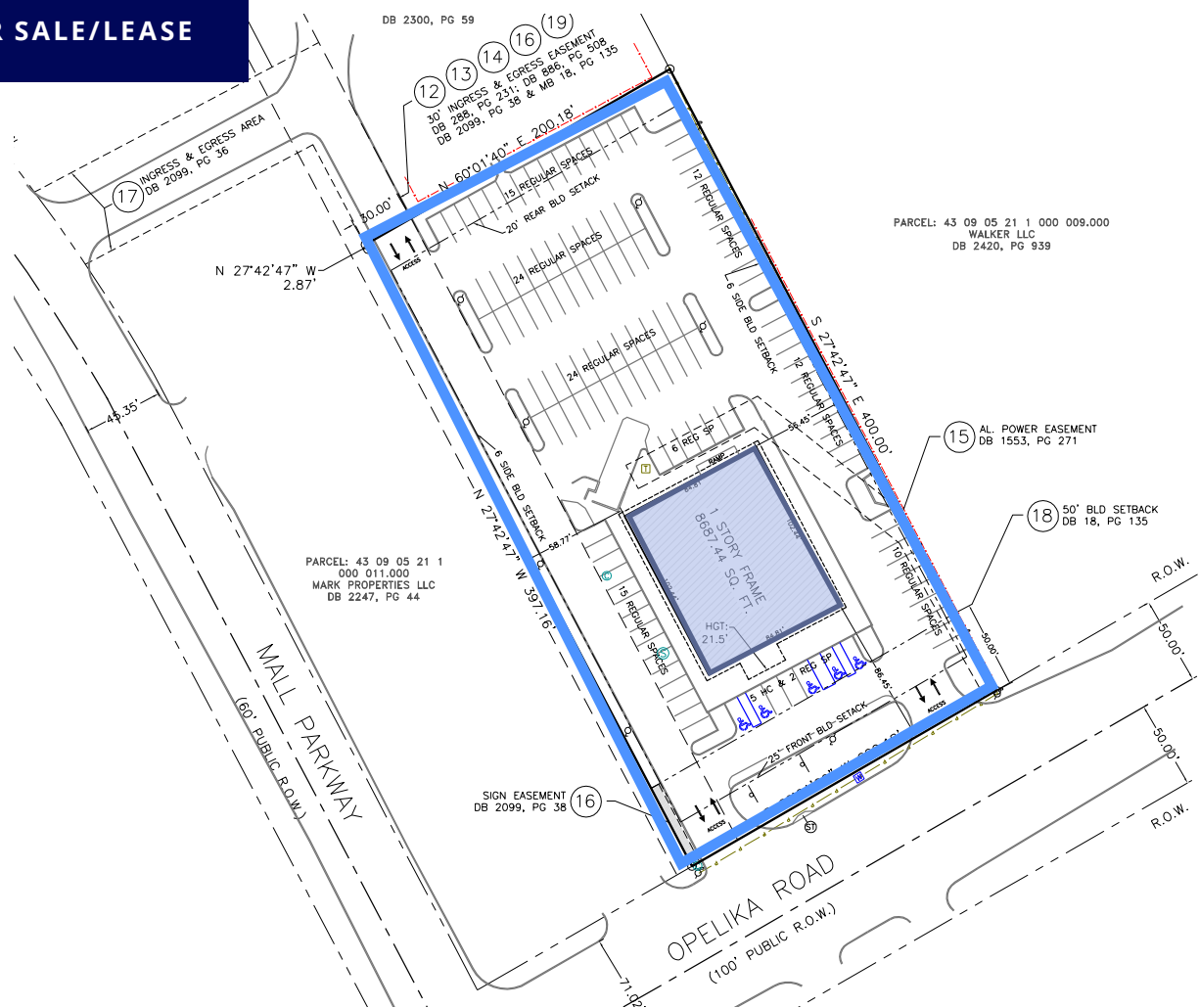
1805 Opelika Road Auburn, AL 36830

**Second-generation restaurant space for
sale or lease on busy Auburn highway**

1805 Opelika Road is a free-standing former Red Lobster restaurant property, conveniently located adjacent to Auburn Mall. With a heavy traffic count (49,285 VPD) and close proximity to other restaurants and retail business, this building is ideally located.

- ±8,383 Square Feet on ±1.83 Acres
- Great signage opportunity on Opelika Road
- Grease trap, hood system and walk-in coolers/freezers remain in place
- Easily accessible from Auburn and Opelika
- 125 Total parking spaces

FOR SALE/LEASE



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Demographics

	1-MI	3-MI	5-MI
Population	6,949	44,479	93,225
No. of Households	2,945	19,274	37,005
Average HH Income	\$73,549	\$81,564	\$88,599
Median HH Income	\$57,668	\$54,219	\$57,945

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