

**LEASE RATE:**  
**\$9.00 PSF NNN**

**BUILDING SIZE:** 59,916± SF

**AVAILABLE SPACE:** SUITE 12: 1,670± SF

**LAND SIZE:** 5.15± ACRES

**PARKING:** ON-SITE

**VISIBILITY:** GREAT

**CURRENT TENANTS INCLUDE:** Piggly Wiggly, Dollar General, Rent-A-Center, Little Caesars, Metro PCS, New China, Check Into Cash, Penny Profit Cleaners, Express Loans, Ti Nails & Spa

**DESCRIPTION:**

- 1.9 MILE FROM I-85
- MAJOR THROUGH FAIR
- HIGHLY VISIBLE RETAIL STRIP CENTER
- EXCELLENT FOR SERVICE BASED RETAIL OR SPECIALTY BUSINESS



**COMMERCIAL REAL ESTATE EXPERTS**

312 Catoma Street, Suite 200  
Montgomery, AL 36104

[www.moorecompanyrealty.com](http://www.moorecompanyrealty.com)

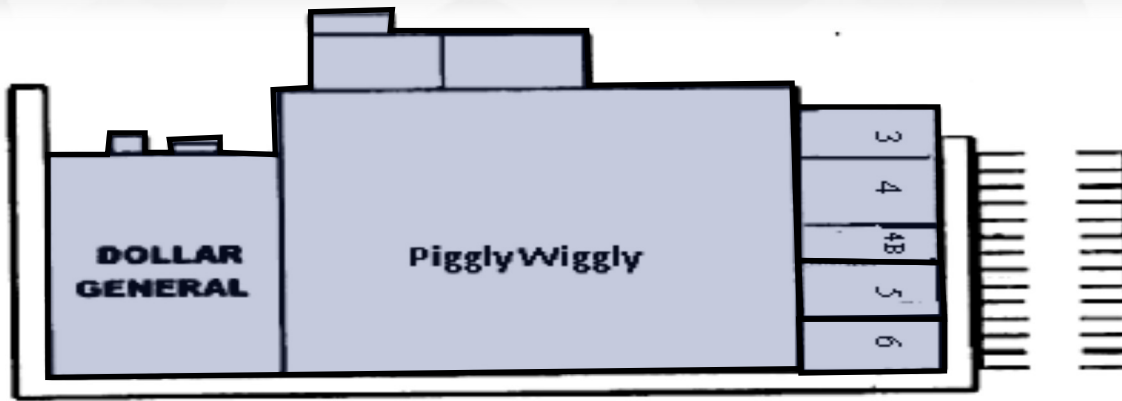
**Parkway Village**  
1515 2nd Ave.  
Opelika, AL

**Gene Cody, CCIM**

[gcody@mcrmpm.com](mailto:gcody@mcrmpm.com) | 334-386-2441

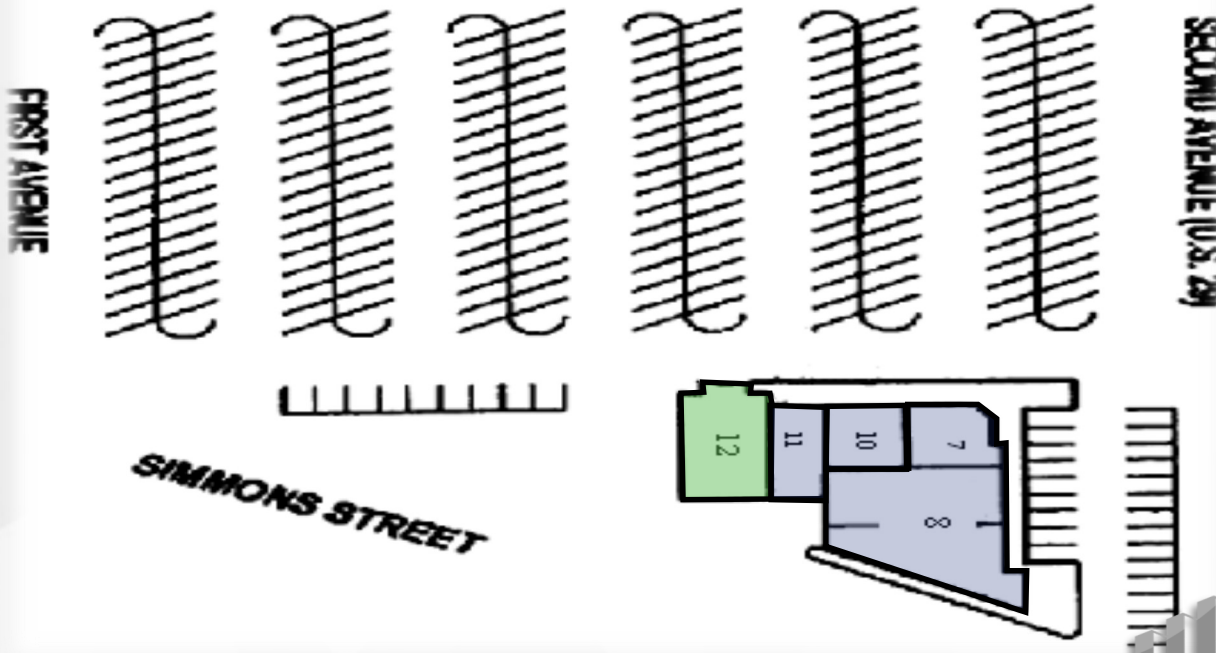
**O** 334.262.1958

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Demographics	1 Mile	3 Mile	5 Mile
Average Population	5,200	25,042	43,067
Average Household #	2,073	9,879	17,033
Average HH Income	\$44,581	\$54,226	\$58,891

Unit	SF	Tenant
1	9,259	Dollar General
2	31,980	Piggly Wiggly
3	1,215	Little Caesars
4	2,330	Cricket Wireless
4B	1,200	Express Loans
5	2,000	Hair Plus Beauty Supply
6	2,000	Ti Nails & Spa
7	1,012	New China Restaurant
8-9	4,350	Rent-A-Center
10	1,000	Metro PCS
11	1,200	Check Into Cash
<b>12</b>	<b>1,670</b>	<b>VACANT</b>



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