

# RETAIL FOR LEASE GATEWAY COMMONS

3000 Pepperell Pkwy, Opelika AL 36801 | Lee County



## HIGHLIGHTS:

- Available: 1,500 - 2,000 SF for lease in Walmart Shadow Center
- Rare vacancy immediately adjacent to the Opelika Walmart Supercenter
- Gateway Commons is convenient to both Auburn and Opelika markets
- Excellent visibility along Pepperell Parkway
- Pylon signage available
- ATM location available
- Traffic Count: 30,580 AADT, Pepperell Parkway

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	3,656	26,851	72,826
Daytime Population	3,801	22,214	38,353
Households	1,434	10,894	29,596
Average HH Income (\$)	51,335	61,267	60,467

For More Information, Contact Exclusive Agent(s):  
Ray Jones, CCIM • ray.jones@tscg.com • 205-776-6718



Demographics: Esri 2016. No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

CHAINLINKS  
RETAIL ADVISORS

# GATEWAY COMMONS

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1	Dollar Tree Stores	10,800	7	Advance America	1,200
2	GameStop	1,400	8	GNC	1,500
3	H&R Block	1,750	9	Hibbett's	5,025
4	First Franklin Financial	1,400	10	Available	2,000
5	Firehouse Subs	1,875	11	Verizon Wireless	3,900
6	Magic Nails	1,500			

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