



LOCATION: West Point Pkwy & Future Pkwy Extension in Opelika, AL

GLA: 37.4 acres of retail (shops, restaurants, banks)

ZONING: Commercial

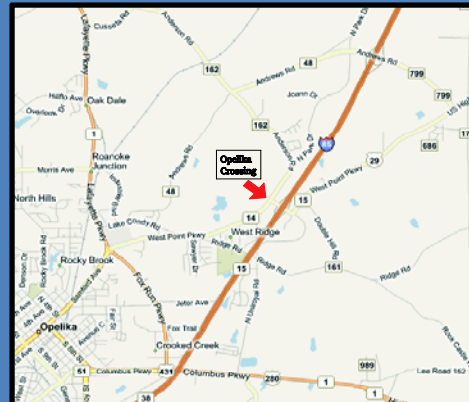
SURROUNDING

RETAIL: Winn Dixie

TRAFFIC

COUNTS: I-85 33,420 cpd

Opelika Crossing is located across from the future Celebrate Alabama and is less than 10 miles from Auburn University. Site is also conveniently located to Fort Benning in Columbus and the KIA Plant in West Point, GA.



DEMOGRAPHICS

	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population	1,949	22,137	69,763
Households	719	8,538	28,667
Avg HH Income	\$46,341	\$42,882	\$41,799



CONCEPTUAL SITE PLAN

OPELIKA CROSSING

CITY OF OPELIKA, ALABAMA

OCT 2007



SITE ARCHITECTURE
DESIGN & PLANNING

