

FULLY LEASED

CROSSROADS OF OPELIKA

2025 INTERSTATE DRIVE. OPELIKA, AL 36801

PROPERTY FOR LEASE



205.823.3030

www.TheRetailCompanies.com



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

CALL FOR PRICING

Bill Clements, CCIM

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Real Estate Is Our Passion

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MARKET AERIAL



TRAFFIC COUNTS

Interstate 85: 51,739 VPD

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SITE AERIAL



QUICK FACTS

- Located immediately off I-85
- Minutes from Auburn University
- Shadows Tiger Town - 902,000 SF Power Center anchored by Target, Home Depot, Kroger, Best Buy, Kohl's Petco, and Dick's Sporting Goods

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	2,350	20,277	54,258
2020 Population	2,829	23,739	67,400
2024 Population	3,079	26,772	73,193
2029 Population	3,354	29,161	78,464
2010-2020 Annual Rate	1.87%	1.59%	2.19%
2020-2024 Annual Rate	2.01%	2.87%	1.96%
2024-2029 Annual Rate	1.73%	1.72%	1.40%
2020 Male Population	50.2%	47.5%	48.4%
2020 Female Population	49.8%	52.5%	51.6%
2020 Median Age	37.7	36.9	32.1
2024 Male Population	50.2%	48.3%	49.2%
2024 Female Population	49.8%	51.7%	50.8%
2024 Median Age	38.4	37.5	32.9

In the identified area, the current year population is 73,193. In 2020, the Census count in the area was 67,400. The rate of change since 2020 was 1.96% annually. The five-year projection for the population in the area is 78,464 representing a change of 1.40% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 32.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	41.9%	46.4%	58.7%
2024 Black Alone	41.1%	37.1%	25.4%
2024 American Indian/Alaska Native Alone	0.7%	0.6%	0.4%
2024 Asian Alone	3.2%	3.7%	6.3%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	7.9%	6.9%	4.0%
2024 Two or More Races	5.0%	5.1%	5.1%
2024 Hispanic Origin (Any Race)	11.7%	10.4%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	65	65	73
2010 Households	925	8,119	22,796
2020 Households	1,147	9,624	27,968
2024 Households	1,238	10,958	30,456
2029 Households	1,355	11,895	32,650
2010-2020 Annual Rate	2.17%	1.72%	2.07%
2020-2024 Annual Rate	1.81%	3.10%	2.03%
2024-2029 Annual Rate	1.82%	1.65%	1.40%
2024 Average Household Size	2.34	2.38	2.37

The household count in this area has changed from 27,968 in 2020 to 30,456 in the current year, a change of 2.03% annually. The five-year projection of households is 32,650, a change of 1.40% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2020. The number of families in the current year is 16,981 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	30.9%	29.6%	31.2%
Median Household Income			
2024 Median Household Income	\$52,022	\$56,169	\$59,283
2029 Median Household Income	\$59,291	\$63,252	\$66,376
2024-2029 Annual Rate	2.65%	2.40%	2.29%
Average Household Income			
2024 Average Household Income	\$74,813	\$80,504	\$88,465
2029 Average Household Income	\$87,860	\$92,547	\$99,939
2024-2029 Annual Rate	3.27%	2.83%	2.47%
Per Capita Income			
2024 Per Capita Income	\$28,501	\$32,810	\$36,834
2029 Per Capita Income	\$33,546	\$37,572	\$41,603
2024-2029 Annual Rate	3.31%	2.75%	2.46%
GINI Index			
2024 Gini Index	45.7	44.2	45.3

Current median household income is \$59,283 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$66,376 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$88,465 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$99,939 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,834 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,603 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	85	89	84
2010 Total Housing Units	1,004	9,108	25,439
2010 Owner Occupied Housing Units	617	4,550	12,026
2010 Renter Occupied Housing Units	308	3,569	10,770
2010 Vacant Housing Units	79	989	2,643
2020 Total Housing Units	1,204	10,409	30,356
2020 Owner Occupied Housing Units	710	5,341	13,929
2020 Renter Occupied Housing Units	437	4,283	14,039
2020 Vacant Housing Units	82	741	2,362
2024 Total Housing Units	1,319	11,853	33,094
2024 Owner Occupied Housing Units	708	5,962	15,210
2024 Renter Occupied Housing Units	530	4,996	15,246
2024 Vacant Housing Units	81	895	2,638
2029 Total Housing Units	1,444	12,858	35,450
2029 Owner Occupied Housing Units	785	6,499	16,313
2029 Renter Occupied Housing Units	570	5,396	16,337
2029 Vacant Housing Units	89	963	2,800
Socioeconomic Status Index			
2024 Socioeconomic Status Index	50.3	45.3	49.0

Currently, 46.0% of the 33,094 housing units in the area are owner occupied; 46.1%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 30,356 housing units in the area and 7.8% vacant housing units. The annual rate of change in housing units since 2020 is 2.05%. Median home value in the area is \$295,917, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.91% annually to \$358,397.

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