

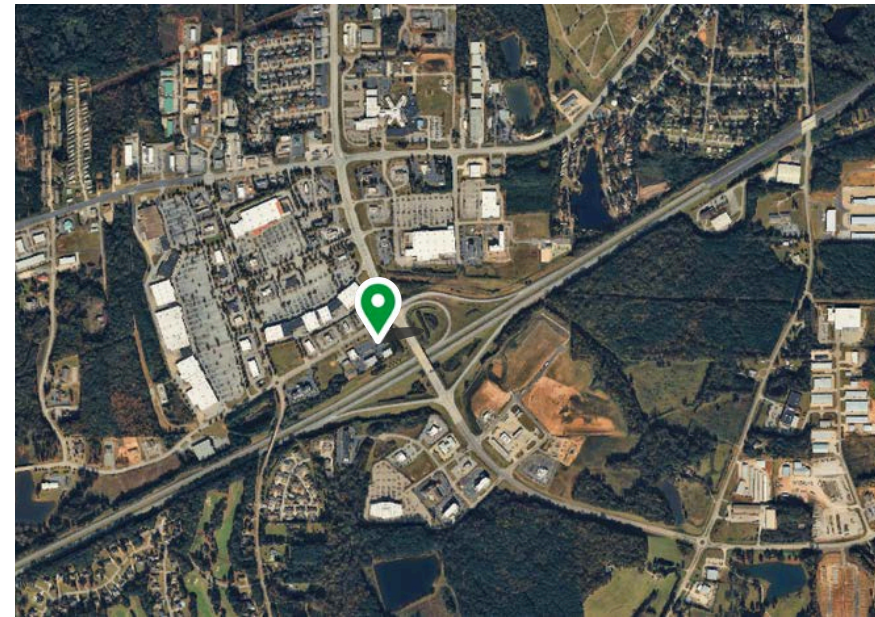


2,507 SF

CROSSROADS OF OPELIKA

2025 Interstate Dr, Opelika, AL 36801





AVAILABILITY

2,507 SF

PROPERTY OVERVIEW

- 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

CONTACT

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TRAFFIC COUNTS

Interstate 85

51,739 VPD

SURROUNDING TENANTS



Crossroads of Opelika

2025 Interstate Dr, Opelika, AL 36801

FOR LEASE



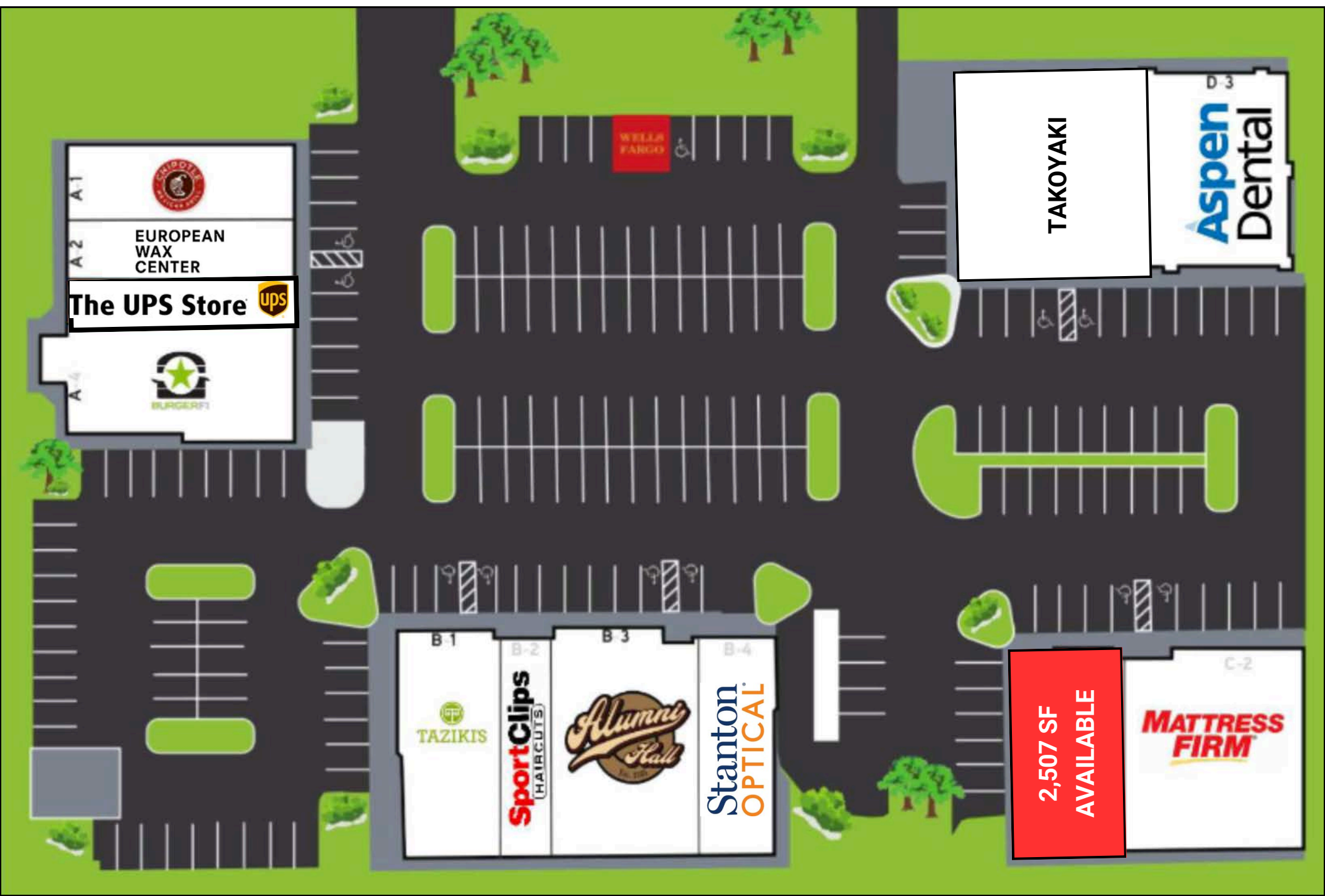
SUBJECT PROPERTY

- Jersey Mike's
- PET SMART
- ZAXBY'S
- verizon
- Chick-fil-A
- PNC
- AT&T
- SouthState
- AT&T
- AT&T
- Subway
- LONGHORN STEAKHOUSE
- Arby's
- REGIONS
- DOLLAR TREE
- DURANGO
- AMERICA'S THRIFT STORES
- Kroger
- THE HOME DEPOT
- LOWE'S
- MICROTEL BY WYNDHAM
- SALLY BEAUTY
- Party City
- WORLD MARKET
- HOBBY LOBBY
- STARBUCKS
- TARGET
- Office DEPOT
- five BELOW
- BAM! BOOKS-A-MILLION
- BEST BUY
- ROSS DRESS FOR LESS
- TJ-maxx
- STARBUCKS
- PANDA EXPRESS
- GameStop
- petco
- Waffle House
- McDonald's
- GNC
- FedEx Express
- Parmetto
- Moon
- OLD NAVY
- rue21
- ULTA BEAUTY
- DICK'S SPORTING GOODS
- Burlington
- KOHL'S
- Fairfield Inn & Suites by Marriott
- ups
- FIVE GUYS BURGERS and FRIES
- MATTRESS FIRM
- sleep number
- TAZIKIS MEDITERRANEAN CAFE
- AT&T
- Sport Clips
- CHIPOTLE MEXICAN GRILL
- Hampton Inn & Suites by Hilton
- ASHLEY
- AMC THEATRES
- WALK-ON'S SPORTS BISTROUX
- Freddy's STEAKBURGERS
- Guthrie's
- LA QUINTA INNS & SUITES
- HOME 2
- Holiday Inn Express
- WILD WING Cafe

Crosroads of Opelika

2025 Interstate Dr. Opelika, AL 36801

FOR LEASE



Executive Summary

2025 Interstate Dr, Opelika, Alabama, 36801 2
2025 Interstate Dr, Opelika, Alabama, 36801
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	2,152	20,355	56,600
2020 Population	2,621	23,937	70,199
2025 Population	2,853	27,430	77,043
2030 Population	3,151	29,772	82,403
2010-2020 Annual Rate	1.99%	1.63%	2.18%
2020-2025 Annual Rate	1.63%	2.63%	1.79%
2025-2030 Annual Rate	2.01%	1.65%	1.35%

Age	1 mile	3 miles	5 miles
2025 Median Age	39.2	37.5	31.9
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	44.4%	47.1%	58.6%
Black Alone	38.8%	36.4%	25.9%
American Indian Alone	0.6%	0.6%	0.4%
Asian Alone	3.5%	3.8%	6.1%
Pacific Islander Alone	0.2%	0.1%	0.0%
Some Other Race Alone	7.4%	6.7%	3.8%
Two or More Races	5.1%	5.3%	5.1%
Hispanic Origin	10.9%	10.1%	6.7%
Diversity Index	71.2	70.3	63.4

Households	1 mile	3 miles	5 miles
2010 Total Households	837	8,153	23,038
2020 Total Households	1,055	9,719	28,188
2025 Total Households	1,168	11,489	31,627
2030 Total Households	1,316	12,621	34,315
2010-2020 Annual Rate	2.34%	1.77%	2.04%
2020-2025 Annual Rate	1.96%	3.24%	2.22%
2025-2030 Annual Rate	2.41%	1.90%	1.64%
2025 Average Household Size	2.29	2.33	2.35
Wealth Index	71	64	69

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 2025 Interstate Dr, Opelika, Alabama, 36801 2 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	29.2%	29.7%	32.4%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$60,433	\$58,238	\$60,323
2030 Median Household Income	\$67,862	\$68,105	\$69,044
2025-2030 Annual Rate	2.35%	3.18%	2.74%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$82,448	\$81,882	\$87,120
2030 Average Household Income	\$92,365	\$91,957	\$95,287

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$32,378	\$34,205	\$35,962
2030 Per Capita Income	\$36,846	\$38,831	\$39,872
2025-2030 Annual Rate	2.62%	2.57%	2.09%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	51.4	50.0	51.6

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	49.4	45.5	48.8

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	84	82	76
2010 Total Housing Units	908	9,124	25,670
2010 Owner Occupied Hus (%)	67.0%	56.1%	52.5%
2010 Renter Occupied Hus (%)	33.0%	43.9%	47.5%
2010 Vacant Housing Units (%)	7.8%	10.6%	10.3%
2020 Housing Units	1,111	10,490	30,601
2020 Owner Occupied HUs (%)	62.8%	55.4%	49.6%
2020 Renter Occupied HUs (%)	37.2%	44.6%	50.4%
Vacant Housing Units	7.0%	7.1%	7.9%
2025 Housing Units	1,234	12,314	34,132
Owner Occupied Housing Units	57.5%	53.4%	49.2%
Renter Occupied Housing Units	42.5%	46.6%	50.8%
Vacant Housing Units	5.3%	6.7%	7.3%
2030 Total Housing Units	1,388	13,488	36,920
2030 Owner Occupied Housing Units	759	6,667	16,775
2030 Renter Occupied Housing Units	557	5,954	17,540
2030 Vacant Housing Units	72	867	2,605

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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