

Anchored Investment Opportunity

FLINT'S CROSSING

1550 OPELIKA RD | AUBURN, AL 36830



97,668± SF
Offering GLA



100%
Occupancy



9.40± AC
Land



Market to Establish
Price



\$1,160,802
NOI

ANCHOR TENANTS



NATIONAL TENANTS



INVESTMENT HIGHLIGHTS

Well-located in Auburn – a growing SEC college town which is home to Auburn University (33,885 students) - Along with a solid local economy centered around education, manufacturing, and healthcare

Anchored by a high-performing HomeGoods and Michaels – two national credit anchors - Which boast an average remaining lease term exceeding 6 years

Strategic main and main position across from Auburn Mall, at the nexus of Auburn's retail corridor - At the pin corner of Opelika Rd & E University Dr - the busiest intersection in the city, accessing 47,000± VPD

Resilient tenant roster bolstered by over 75% national and strong regional retailers - Including a plethora of restaurants, medical providers, beauty, and service-oriented tenants

In addition to HomeGoods on a new 10-yr lease, accounting for 22,850± SF, recent leasing momentum includes 15,115± SF of new tenants since 2022 - Underscoring the Property's ongoing viability and demand within the Auburn retail market

With recent renovations and extensively updated facades over the last few years, the Property is in very good condition - With attractive, modern aesthetics, limiting Buyer exposure to significant near-term CapEx

HomeGoods boasts strong foot traffic data (Placer.ai) - Ranking in the top 64% in the U.S. and the top 70% in the state of Alabama (based on data coverage)

With a proven, national anchor base, fully renovated shopping center, and one of the most desirable locations in the market; several long-time shop tenants at Flint's Crossing enjoy notably below market rents - Providing an accretive mark-to-market scenario resulting in a 3.11% CAGR

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