



retail specialists

FOR SALE

LAND & BUILDING



Former Camping World | Salem, AL

3141 Lee Road 179, Salem, AL 36874

17.86 AC

TOTAL SITE

12,394 SF

EXISTING BUILDING

1,400+ FT

HWY 280 FRONTAGE

24,476

VPD ON HWY 280

PROPERTY HIGHLIGHTS

- **Major Highway Frontage:** Over 1,400 feet of frontage and strong visibility along U.S. Highway 280, carrying 24,476 vehicles per day.
- **Corner Location:** Situated at the intersection of U.S. Hwy 280 and Lee Road 179, with frontage on both roads.
- **Existing Improvements:** 12,394 SF single-story building in good condition, plus a freestanding carport structure — ready for reuse by an owner-user.
- **Redevelopment Potential:** Expansive 17.86-acre site with flexibility for commercial, retail, or service-oriented uses. Survey reflects three parcels.
- **Regional Location:** Lee County, within the Auburn–Opelika MSA — about 10 miles southeast of Opelika and northwest of Phenix City / Columbus, GA.
- **Strong Incomes:** Median household incomes of \$84K–\$88K within 10 miles.



PROPERTY DETAILS

Address	3141 Lee Rd 179, Salem, AL
County / MSA	Lee County / Auburn–Opelika
Former Use	Camping World RV Sales
Site Area	±17.86 acres (3 parcels)
Building	±12,394 SF, single-story
Other Improvements	Freestanding carport
Frontage	±1,400 ft on U.S. Hwy 280
Rear Boundary	Norfolk Southern rail line
Sale Price	Contact broker

DEMOGRAPHICS

	5 Mile	7 Mile	10 Mile
Population	8,359	20,587	61,887
Households	3,266	8,166	24,860
Med. HH Income	\$88,360	\$86,465	\$84,591

POTENTIAL USES

Retail / commercial redevelopment • Owner-user •
Equipment sales & service • Service-oriented users

FOR SALE

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Your Retail Real Estate Experts | www.retailspecialists.com

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Aerial



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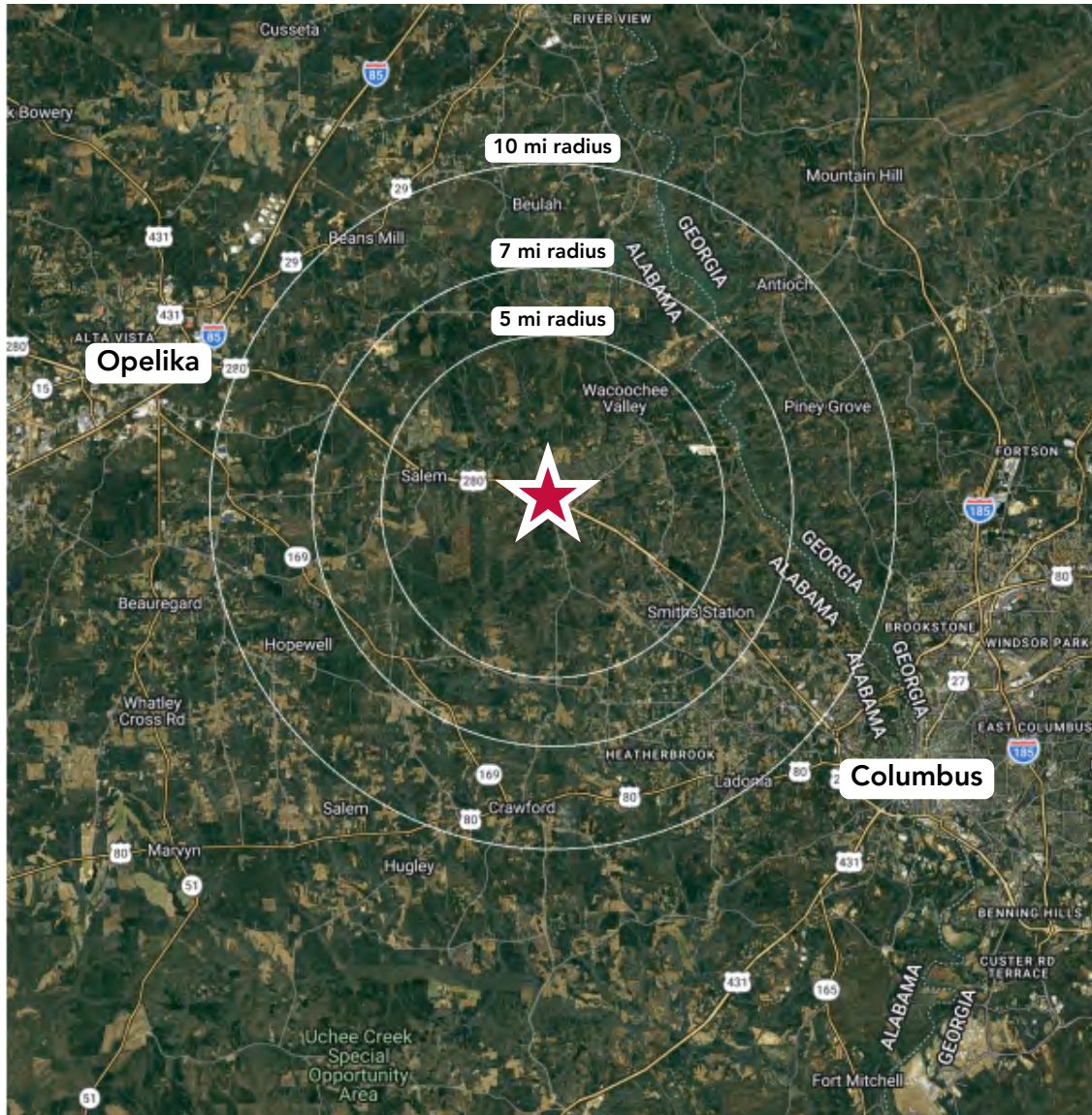
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Demographics



The land is located in the Auburn-Opelika, AL Metropolitan Statistical Area.

Demographics	5 mile	7 mile	10 mile
Population	8,359	20,587	61,887
Household	3,266	8,166	24,860
Med HH Income	\$88,360	\$86,465	\$84,591

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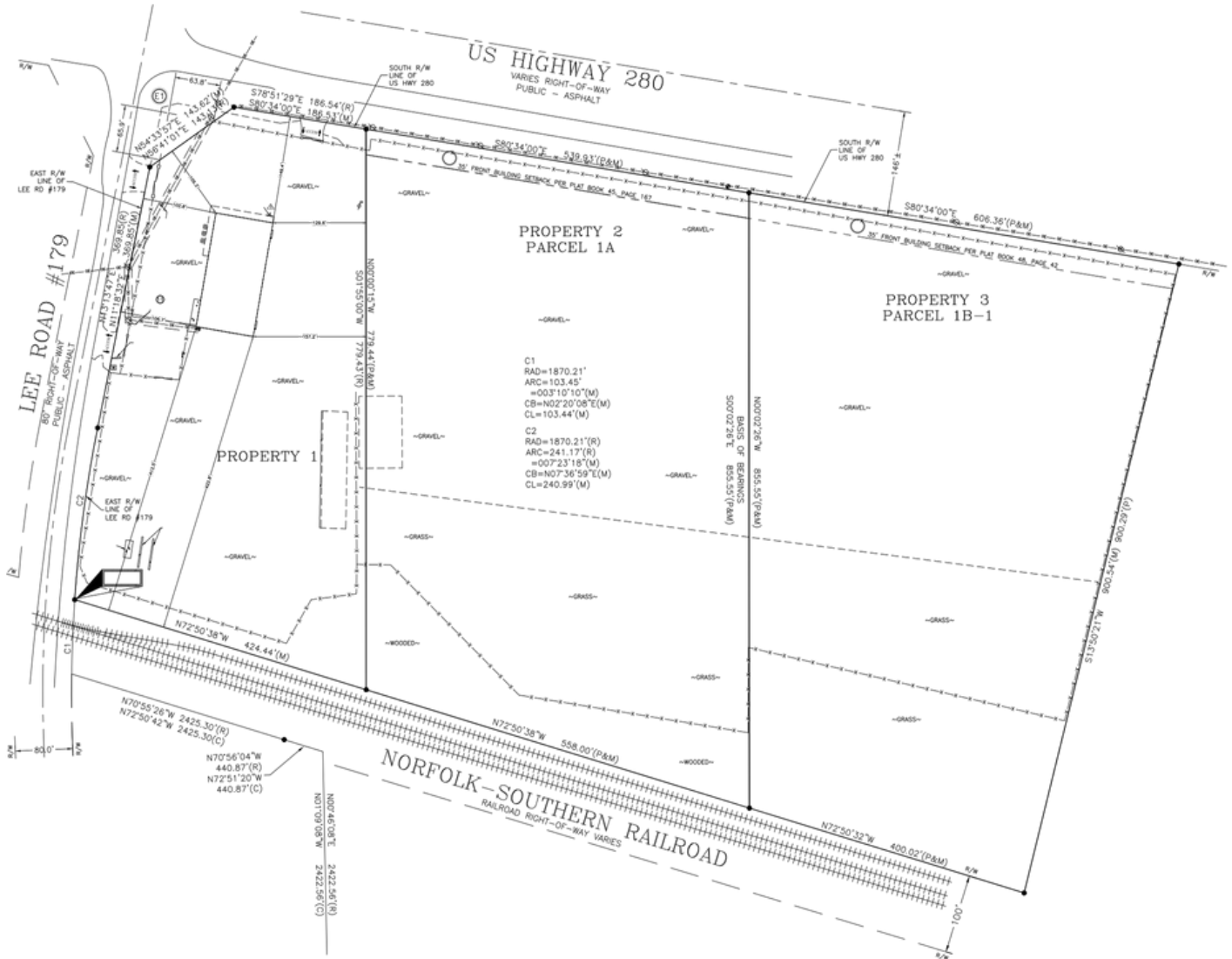
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Survey



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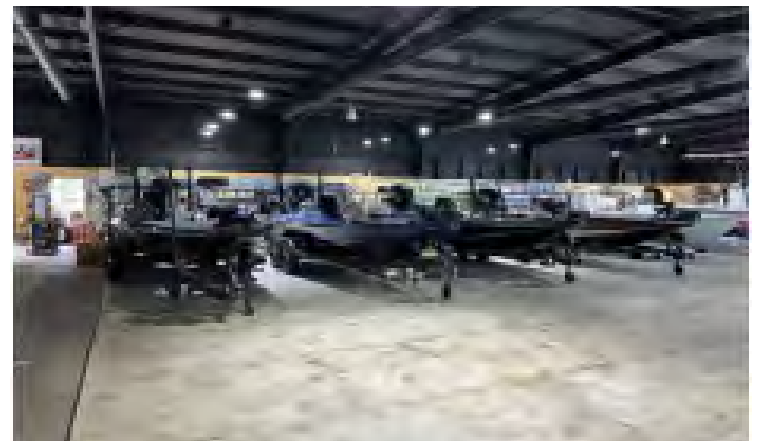
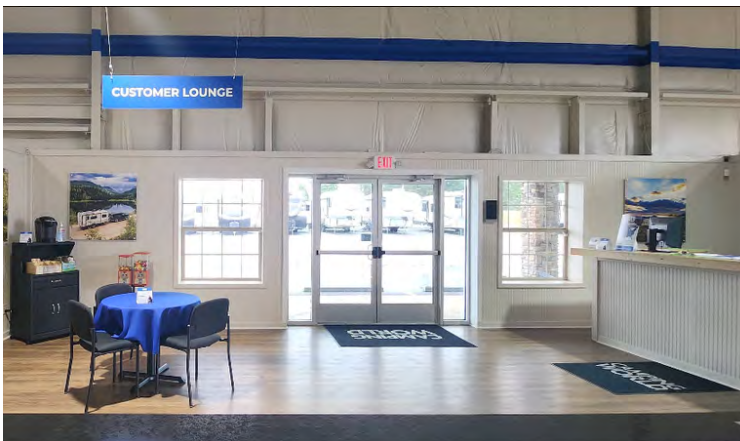
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Additional Photos



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