

FOR LEASE

5009 RIVERCHASE DR., BLDG. 600 SUITE B

5009 Riverchase Dr. Phenix City, AL 36867



LEASE RATE

\$16.00 SF/yr

Carson Cummings

(706) 289-2468

carson@cummingscre.com

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KENNON & PARKER**

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PROPERTY DESCRIPTION

This well-maintained commercial property has previously been used as a medical office. Located in a growing area in Phenix City, AL. Convenient to J.R. Allen Parkway. The two suites can be combined into one space. Near local hospital, medical offices, as well as, residential neighborhoods, business centers and entertainment district.

PROPERTY HIGHLIGHTS

- Prime location near major highways and business centers
- Well-maintained building with attractive curb appeal
- Flexible floor plan
- Ample parking for employees and visitors

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	2,680 SF
Lot Size:	5.5 Acres
Building Size:	3,949 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,921	44,020	110,983
Total Population	4,466	106,404	277,136
Average HH Income	\$100,573	\$80,999	\$78,363

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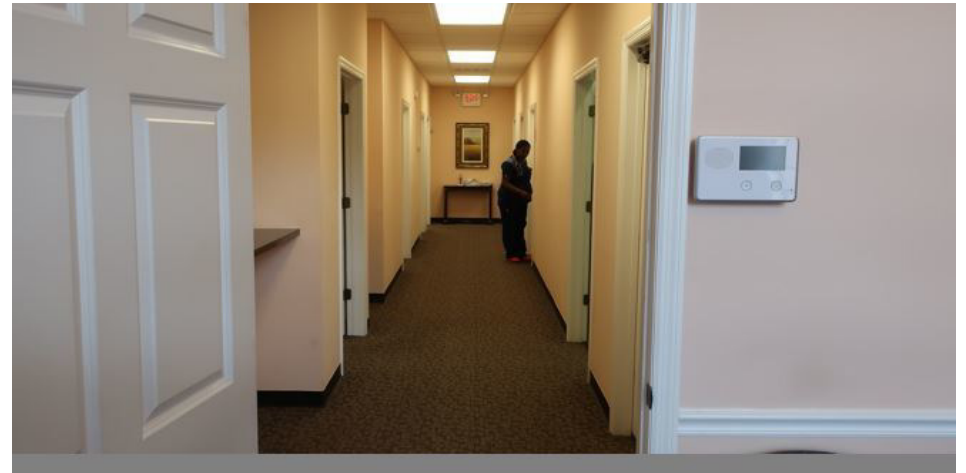


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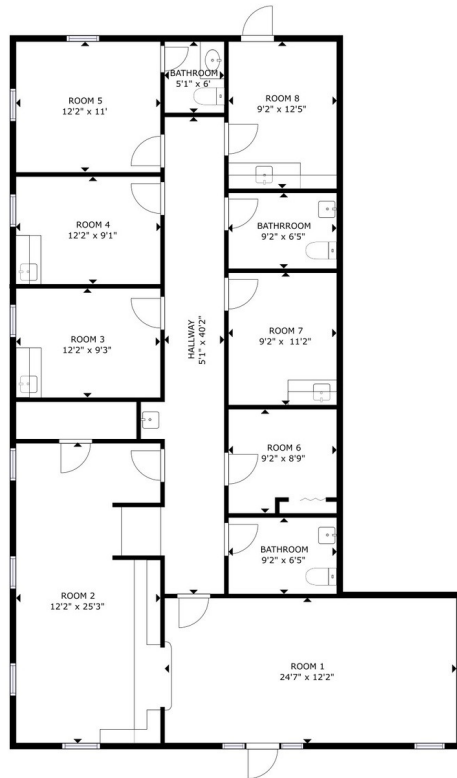


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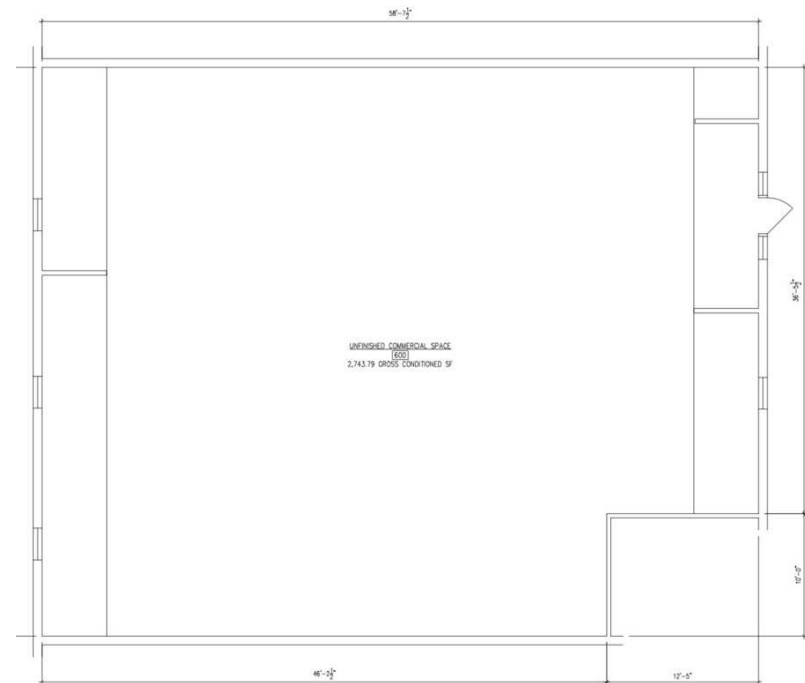
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Suite A Floor Plan



Suite B Floor Plan

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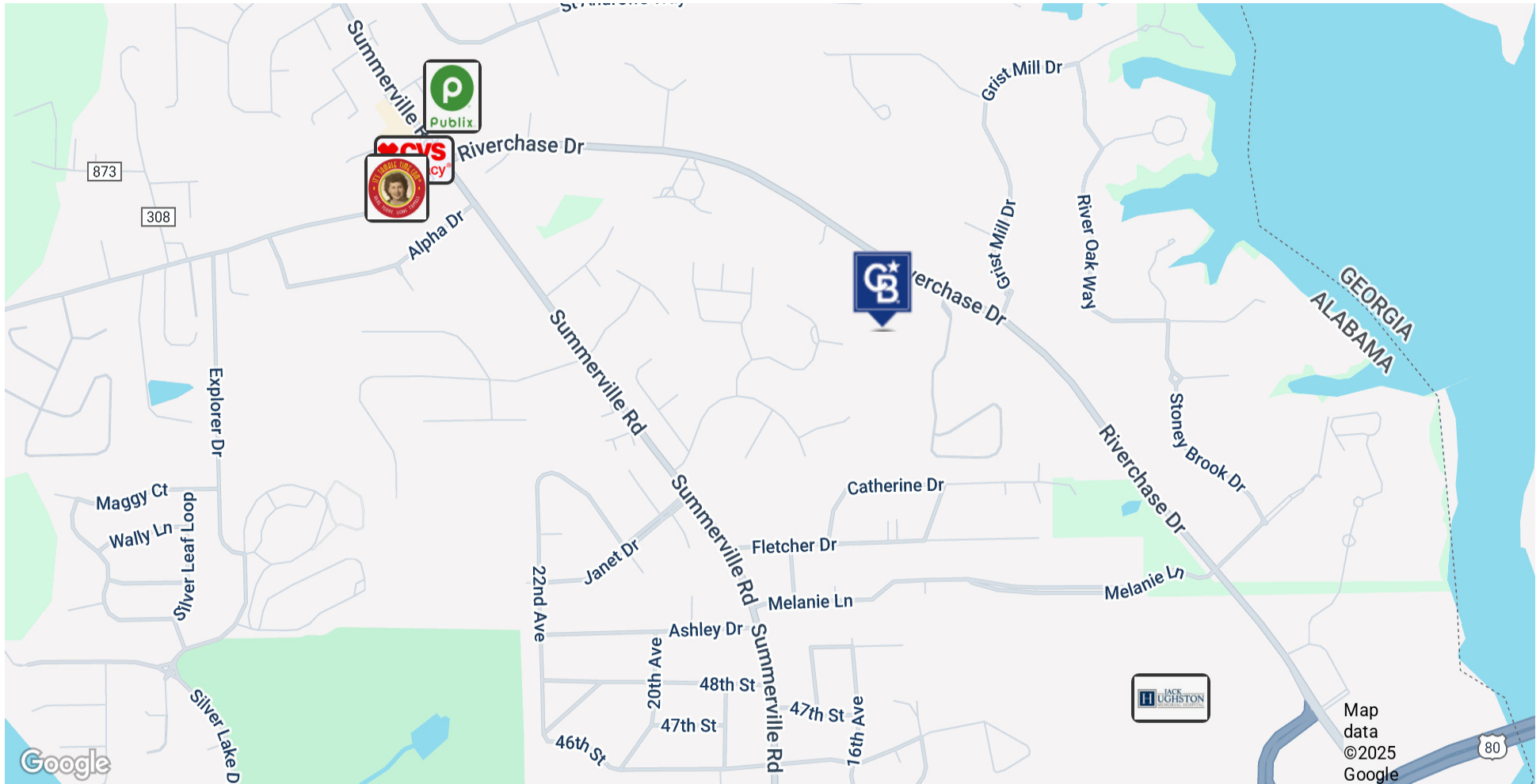


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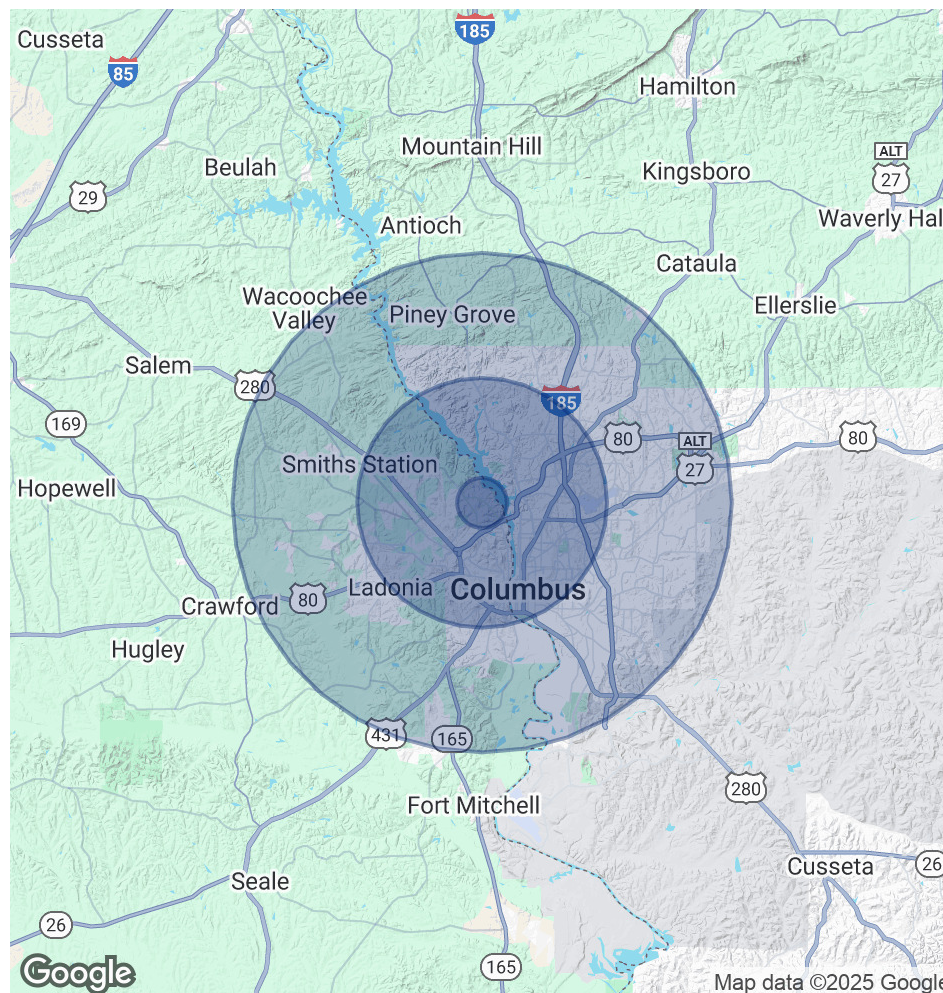
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,466	106,404	277,136
Average Age	41	40	39
Average Age (Male)	40	38	37
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,921	44,020	110,983
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$100,573	\$80,999	\$78,363
Average House Value	\$372,677	\$243,596	\$230,628

Demographics data derived from AlphaMap



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