

5410-5412
SUMMERVILLE ROAD

PHENIX CITY, AL 36867

PROPERTY OVERVIEW

1.197-2.53 AC Available

This offering features highly visible, pad-ready retail sites positioned at a strong Publix-anchored center, supported by one of the grocer's top-tier Alabama locations with over 1.1 million annual customer visits and more than \$50 million in yearly sales. The pads are available for purchase, ground lease, or build-to-suit and are fully served by infrastructure, including utilities and designed ingress/egress with dedicated turn lanes for seamless access.

Fronting Summerville Road, the property sits in Phenix City's primary retail concentration and stands as the only major shopping destination within a two-mile trade area. The location is further strengthened by proximity to US-280 and US-431, providing efficient connections between Columbus, Georgia and the Auburn-Opelika market, and positioning the site to draw from both the Columbus MSA and the nearby Auburn MSA.

324K

Columbus MSA Population

2+ Miles

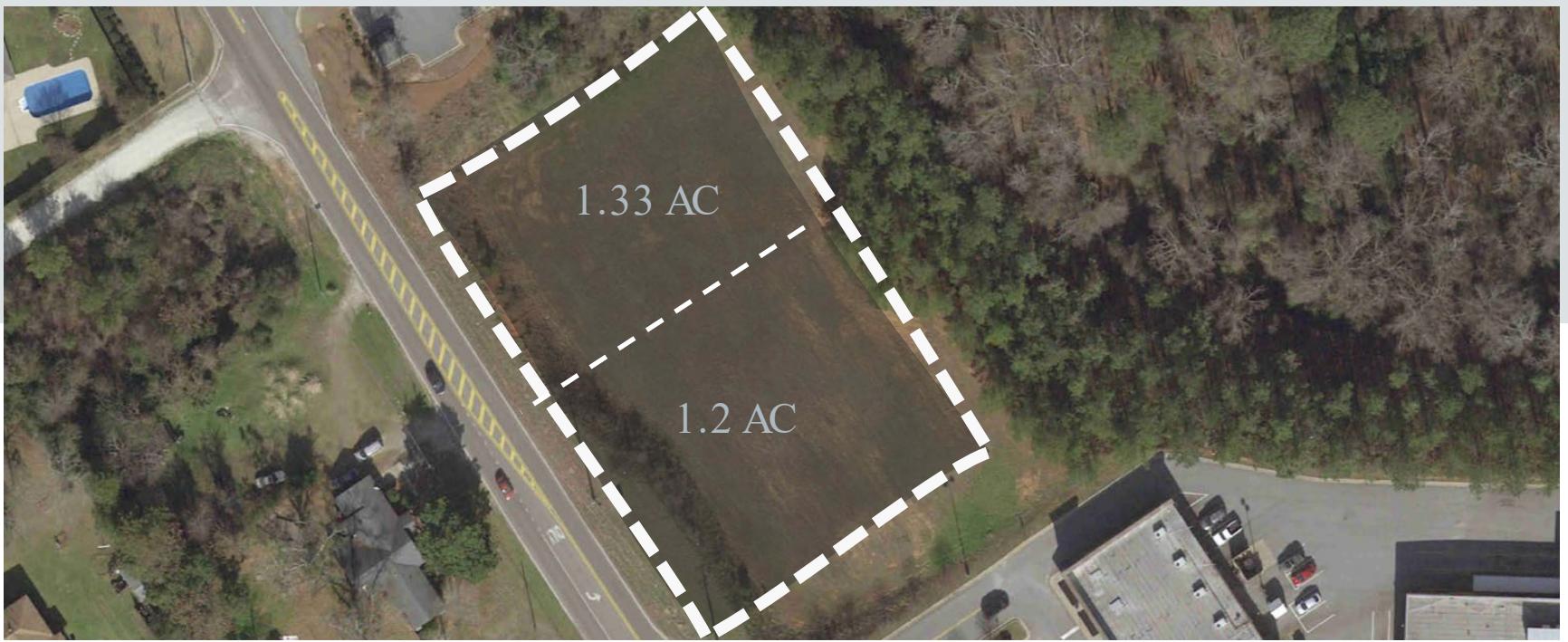
Exclusive Retail Trade Area

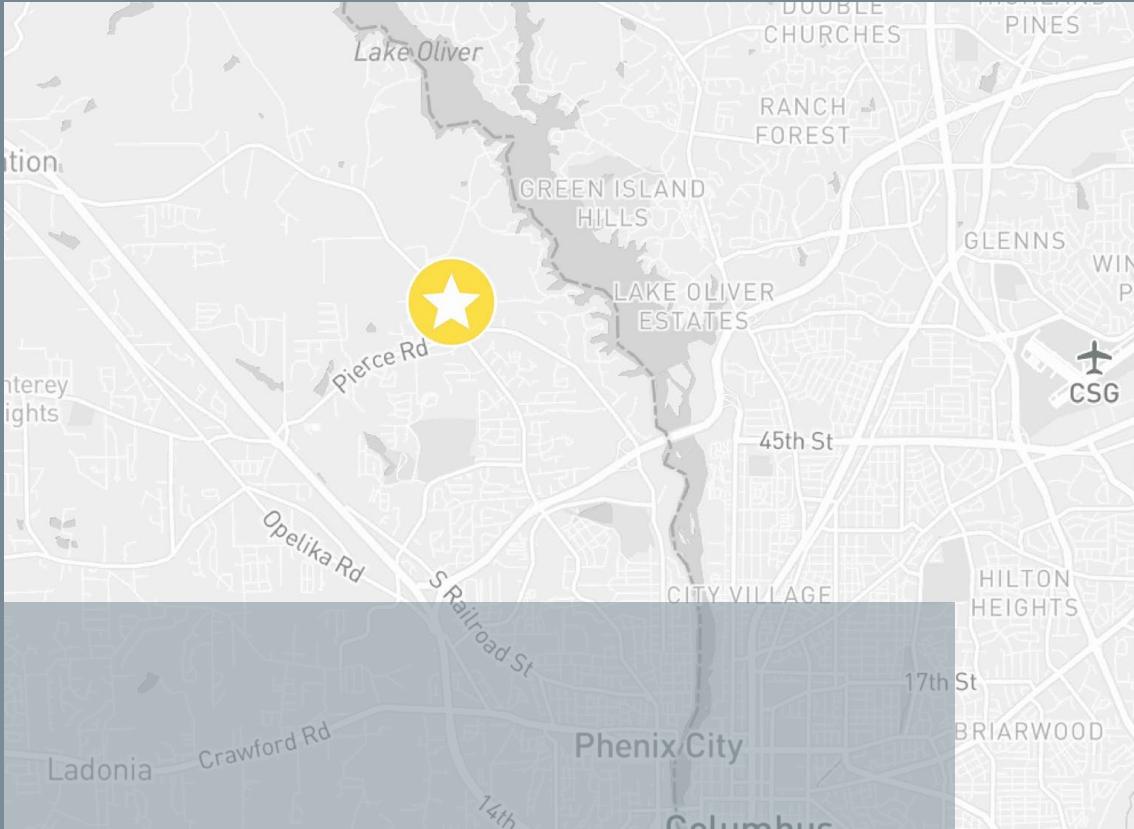
3 Options

Sale | Ground Lease | BTS

US-280 / US-431

Direct Regional Connectivity





1.197-2.53 AC
Available

AREA OVERVIEW

Phenix City, AL

Phenix City, Alabama is a growing community located along the Alabama-Georgia border directly adjacent to Columbus, GA.

The area is supported by expanding residential neighborhoods, a stable employment base, and ongoing commercial growth.

Proximity to Fort Moore and the broader Columbus region drives consistent consumer demand, making the surrounding trade area well suited for neighborhood serving retail and service uses.

Chattahoochee River provides easy connectivity to Columbus' downtown, retail, and entertainment districts, while ongoing roadway improvements throughout the corridor continue to enhance mobility for both local and regional traffic.

This blend of community-oriented amenities and convenient cross river access makes the area an attractive destination for households and retailers alike.

SITE PLAN



1.197-2.53 AC Available

SITE MAP



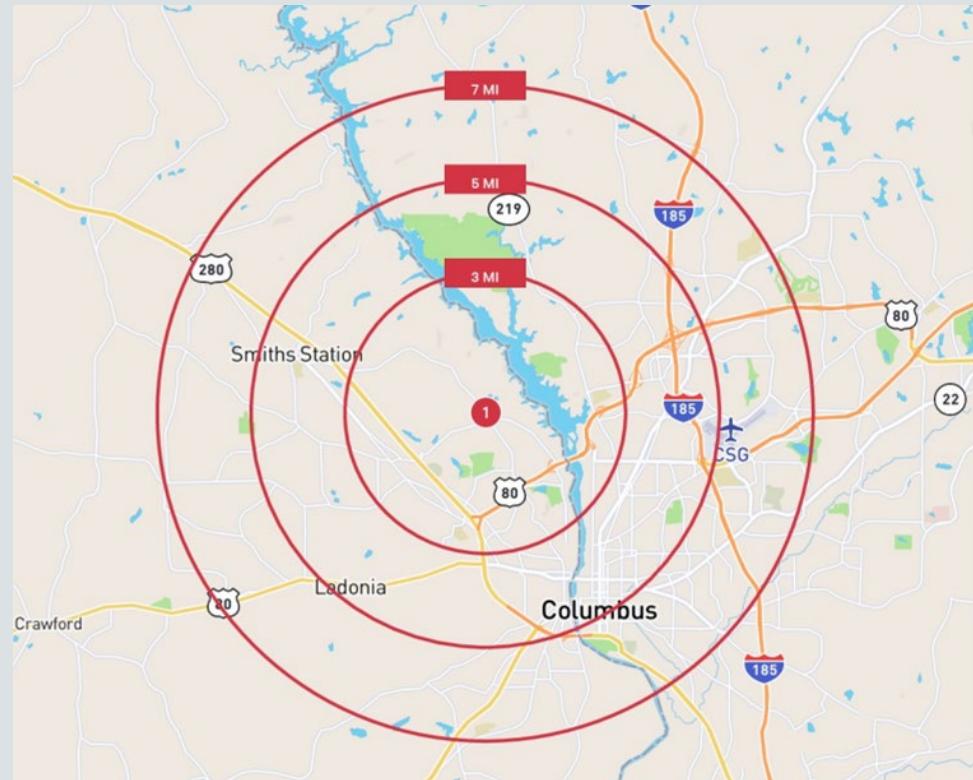
TRADE AREA



MARKET MAP



DEMOGRAPHICS



3 Miles

5 Miles

7 Miles

	3 Miles	5 Miles	7 Miles
Population	33,057	94,465	166,961
Households	14,186	39,707	70,464
Household Income	\$95,331	\$81,455	\$79,359
Daytime Population	27,285	119,713	195,059



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S U M M E R V I L L E R O A D

Publix -Anchored
Outparcels Available

PHENIX CITY, AL 36867

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