



5009 Riverchase Dr

Phenix City, Alabama 36867

Property Highlights

- +/- 4,160 SF office building
- Convenient access to J.R. Allen Parkway
- On-site parking for staff and visitors
- Landlord will build to suit

Property Overview

This +/- 4,160 SF office building at 5009 Riverchase Drive offers a well-maintained, professional setting with a flexible layout that can accommodate a variety of users. Located in a growing area of Phenix City, the property provides convenient access to J.R. Allen Parkway and is surrounded by established medical offices, professional services, residential neighborhoods, and nearby retail and entertainment. Ample parking and a central location make this an ideal opportunity for businesses seeking a functional and accessible office

Offering Summary

Lease Rate:	Negotiable
Building Size:	+/- 4,160 SF
Available SF:	+/- 2,680 SF
Lot Size:	+/- 5.5 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

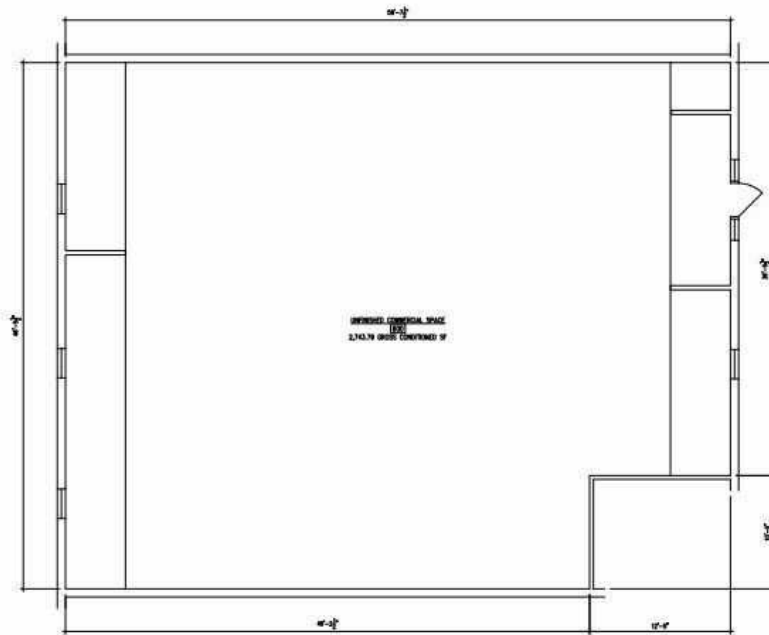
	0.3 Miles	0.5 Miles	1 Mile
Total Households	330	763	1,930
Total Population	771	1,783	4,487
Average HH Income	\$106,656	\$106,684	\$100,601

For More Information

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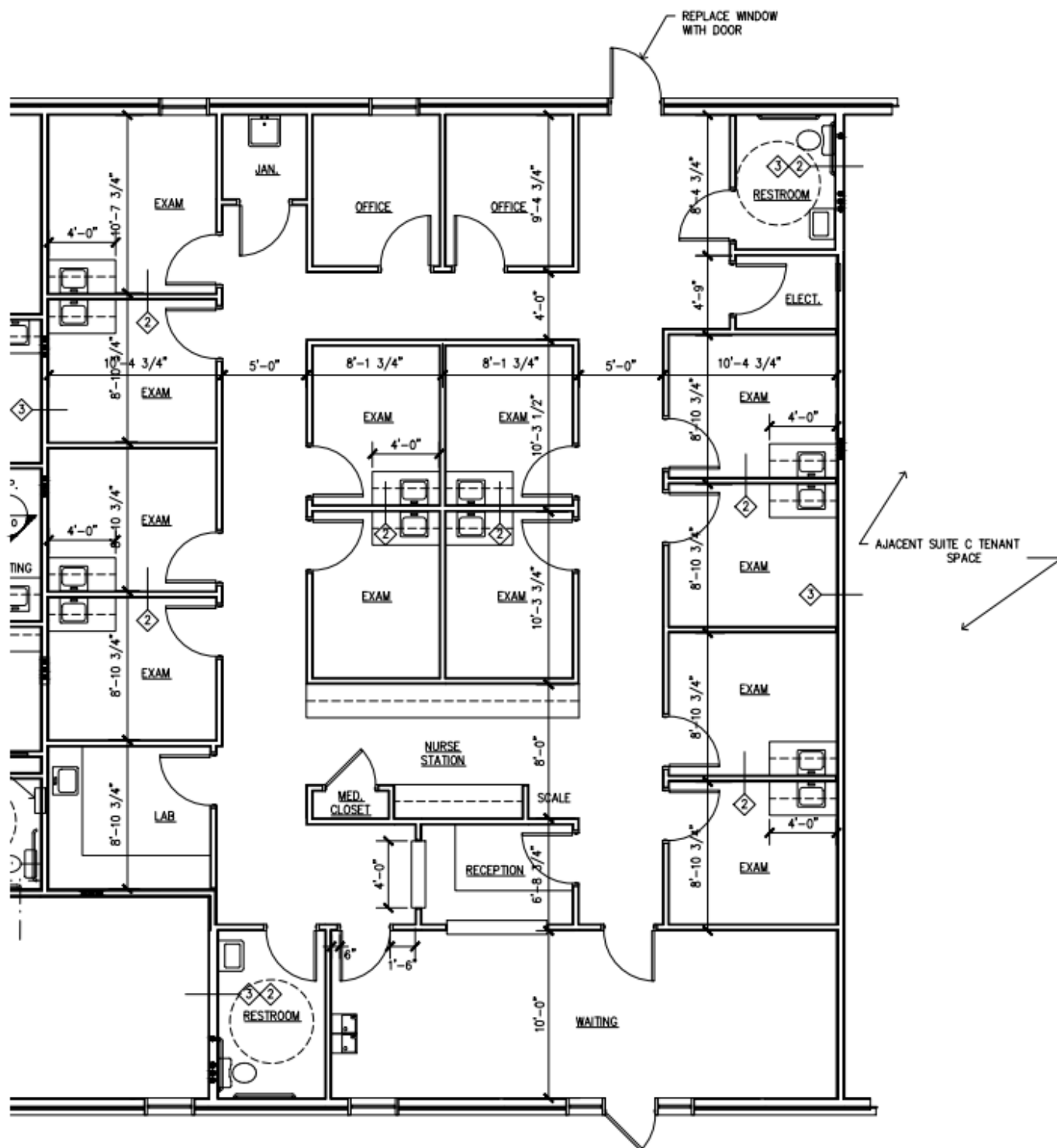
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	+/- 2,680 SF	Lease Rate:	Negotiable

Available Spaces

Suite Size (SF) Lease Type Description

Suite Size (SF)	Lease Type	Description
Suite B 2,680 SF	NNN	This +/- 2,680 SF shell space is ready for buildout and offers a flexible layout suitable for a variety of professional office uses.

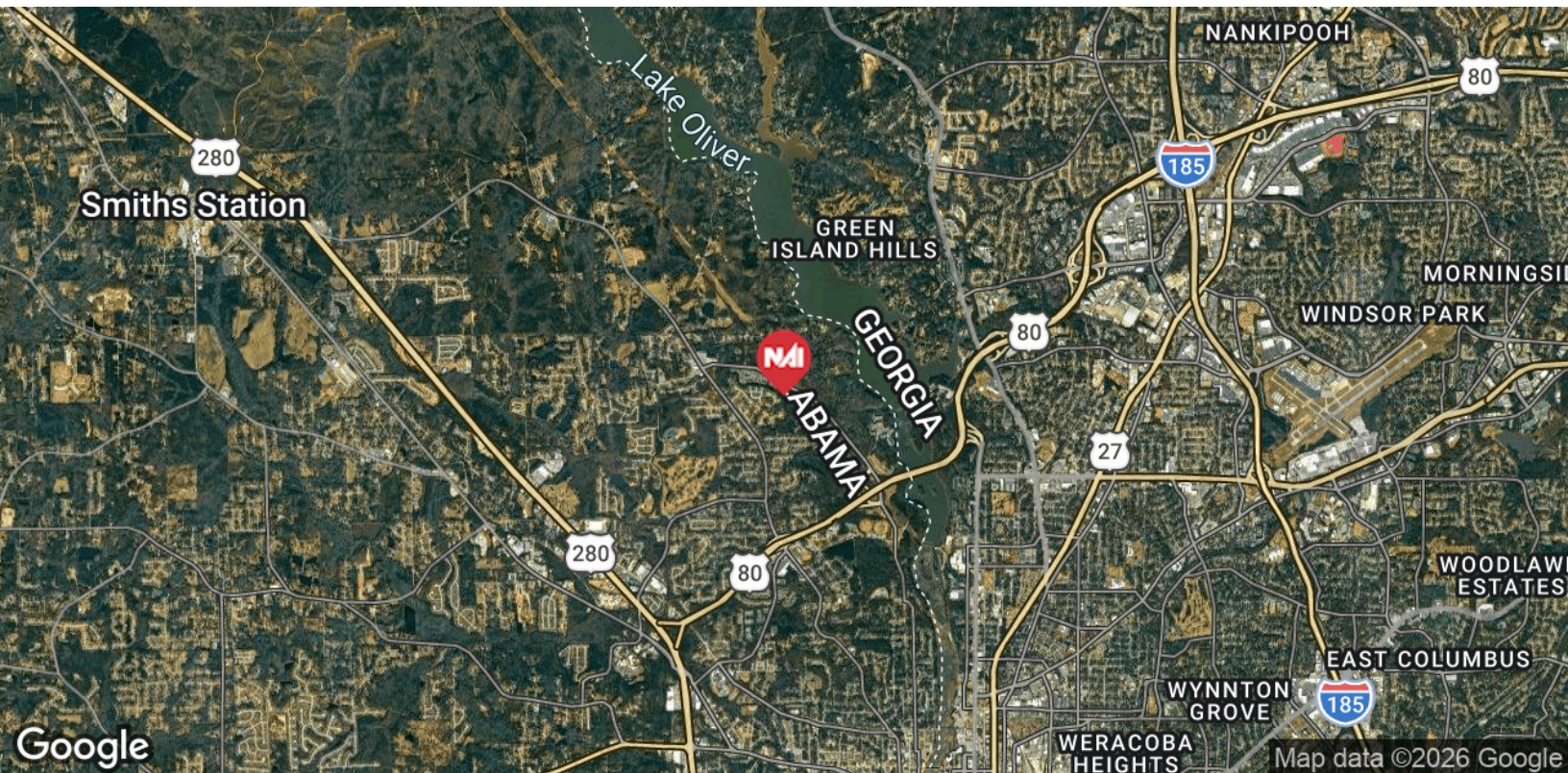
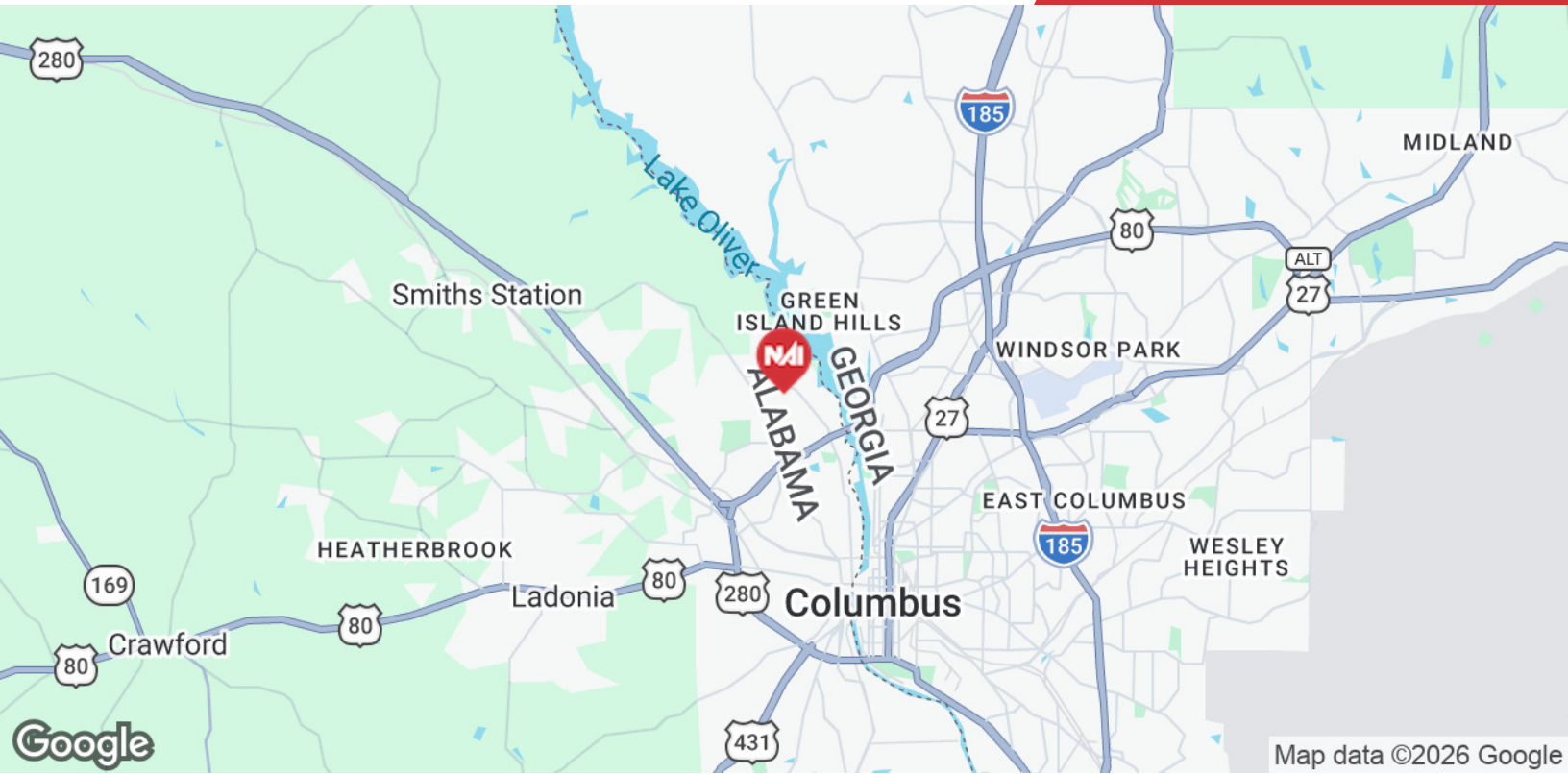




Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, U.S. Geological Survey

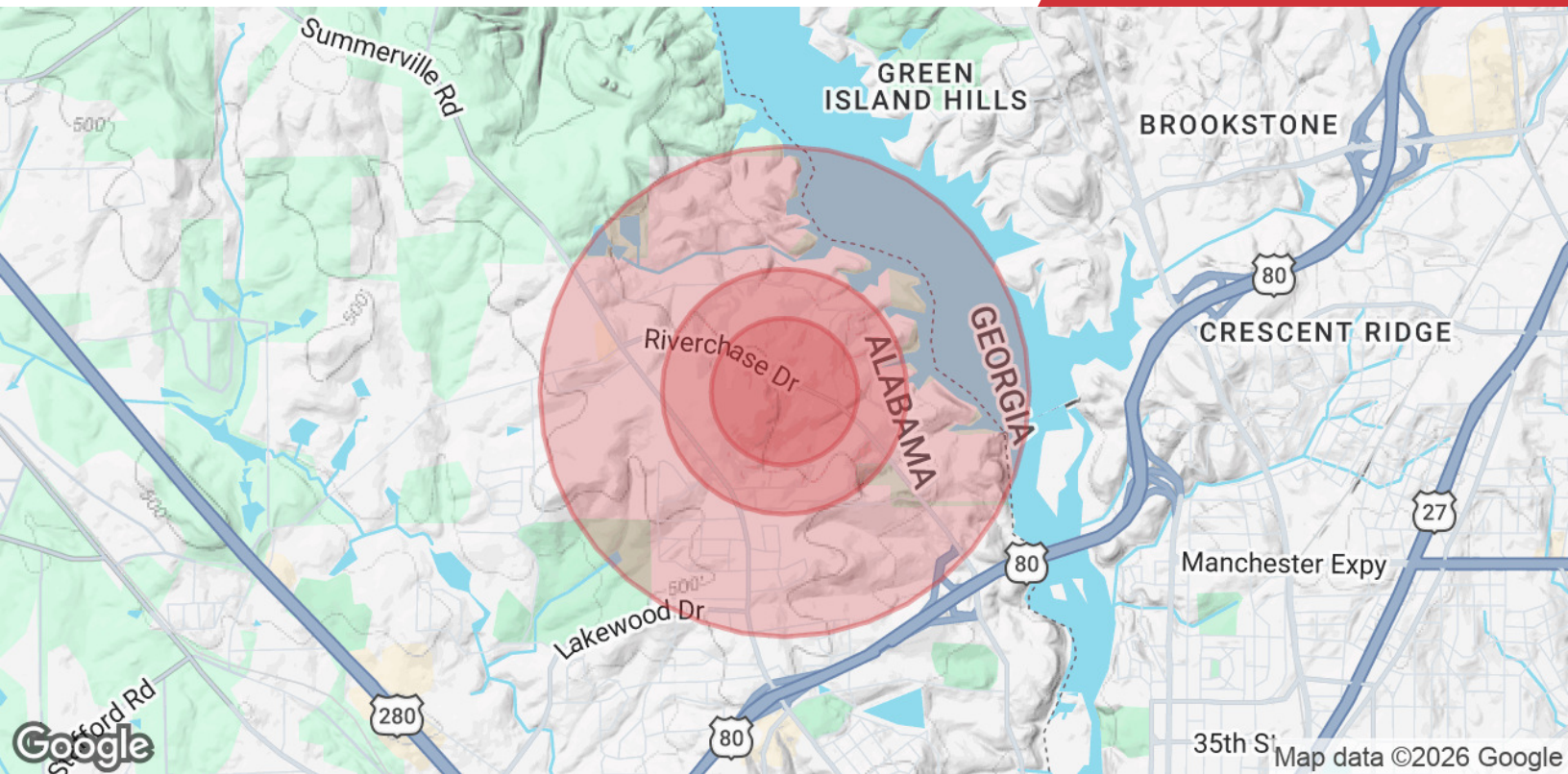
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	0.3 Miles	0.5 Miles	1 Mile
Population			
Total Population	771	1,783	4,487
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42
Households & Income			
Total Households	330	763	1,930
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$106,656	\$106,684	\$100,601
Average House Value	\$438,329	\$437,203	\$372,980

Demographics data derived from AlphaMap