

The Village at Crosswinds

3482 Crosswinds Road, Phenix City, AL 36869

The Village at Crosswinds is a 22-acre retail development anchored by Renfro's Market, a full-service grocery store. The grocer is supplemented with 25,000 SF of strip retail. Located off scenic Highway 431 across from Chattahoochee Community College Campus and Grand Reserve Apartments and adjacent to Hwy 165, the site has excellent visibility and easy access. The Village at Crosswinds is in a densely populated trade area near the intersection of US Hwy 431 and Hwy 165, benefiting from the strong road network and low competitive environment.

- + Priority target area for Phenix City
- + Vehicles per day:
 - 35,297 at US Hwy 431
 - 34,960 at US Hwy 431 and US Hwy 280
- + 55 Surface spaces
- + Large Military Population from Fort Benning, GA
- + Main seasonal artery to Panama City and Destin, Florida, from the Atlanta area
- + New Traffic Signal Light at the entrance to The Village at Crosswinds and Hwy 431



Availability



Up to 5,148 SF Available



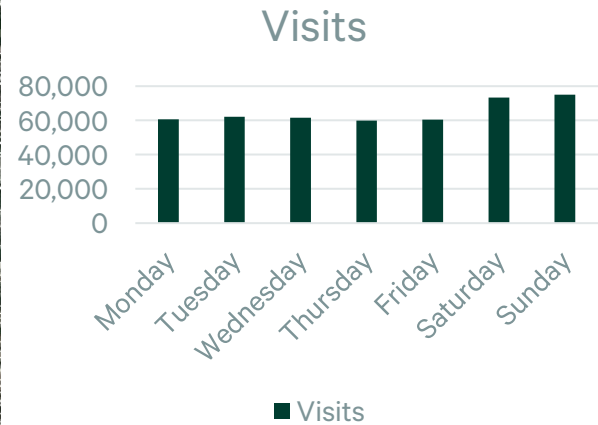
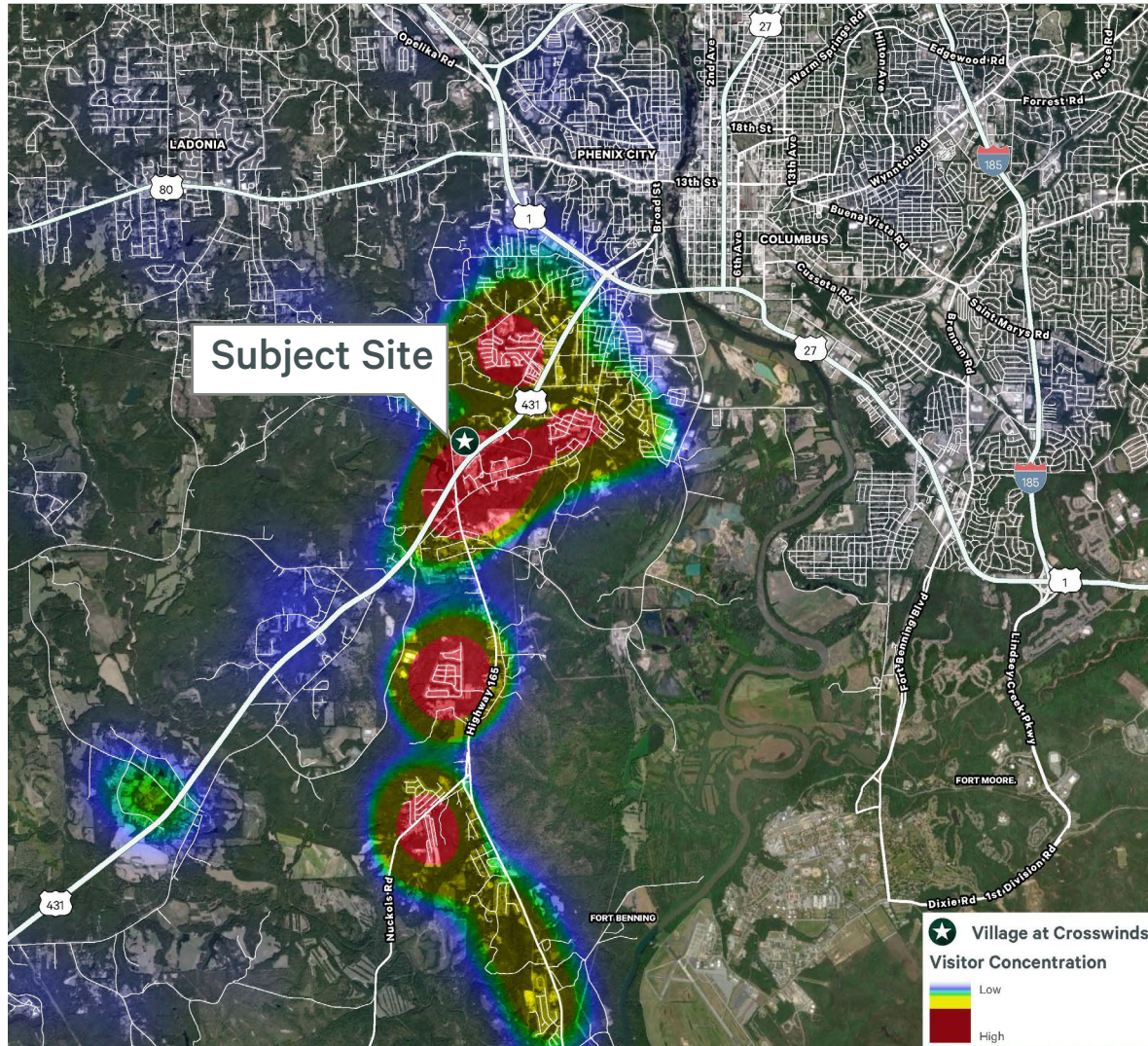
Space Features

- 5,148 SF Total Available
- Rear Loading Door
- Can be subdivided
- Shell box interior
- Two front entryways
- Contact Broker for Pricing

Prime Location



Traffic Volume



- + Over **456K** annual visits
- + **429.8K** visits are generated by repeated visitors
- + Ranked in the top **35%** nationwide
- + Experienced a **17.7%** increase in visits YO2Y

Data provided by Placer.ai

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For Lease

Market Rankings

	Local	State	National
Renfroe's Market	1/1	3/7	3/7
Wendy's	2/7	7/88	781/5,672
Marco's Pizza	4/6	25/38	497/1,023
Waffle House	2/15	49/151	418/1,928

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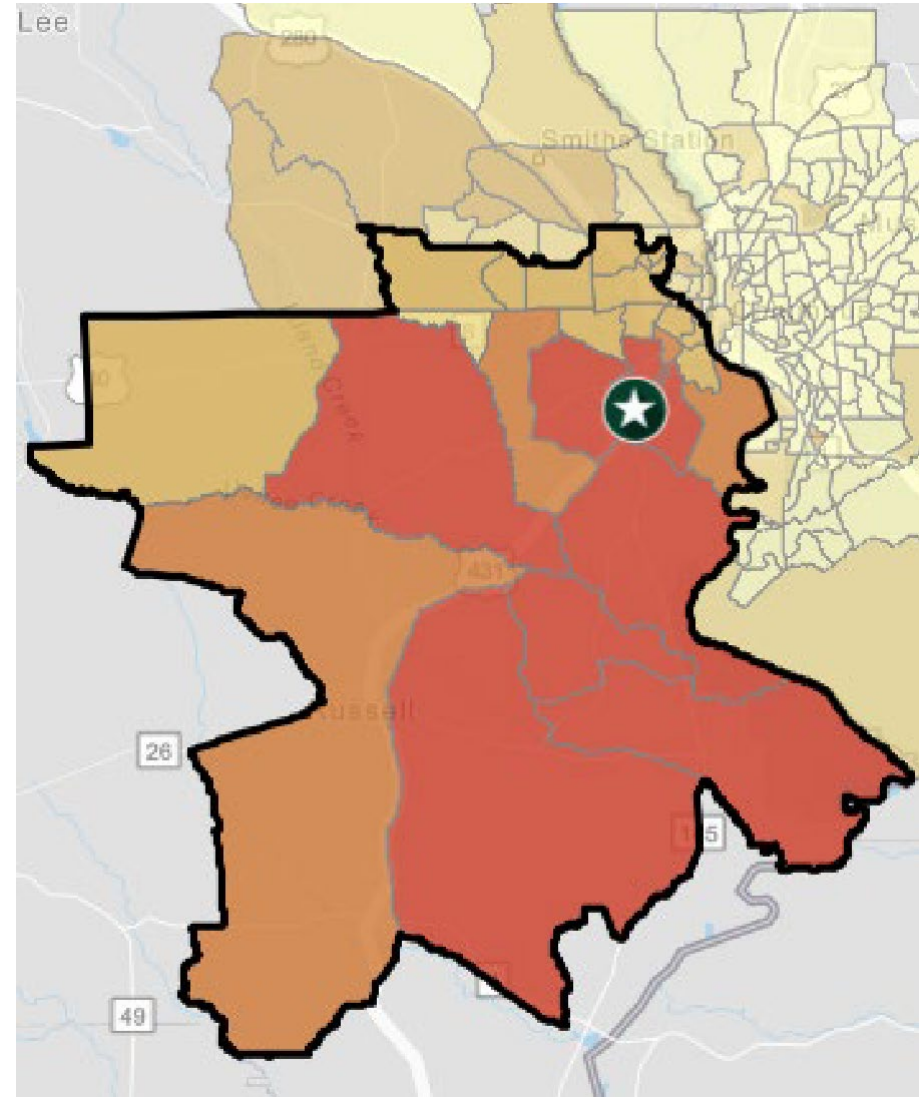
Demographics

Mobile Mass Data Trade Area Demographics	
Population	62,946
Daytime Population	48,731
Average HH Income	\$72,454
Average HH Size	2.55
Housing	26,609 Units
Median Age	36.9

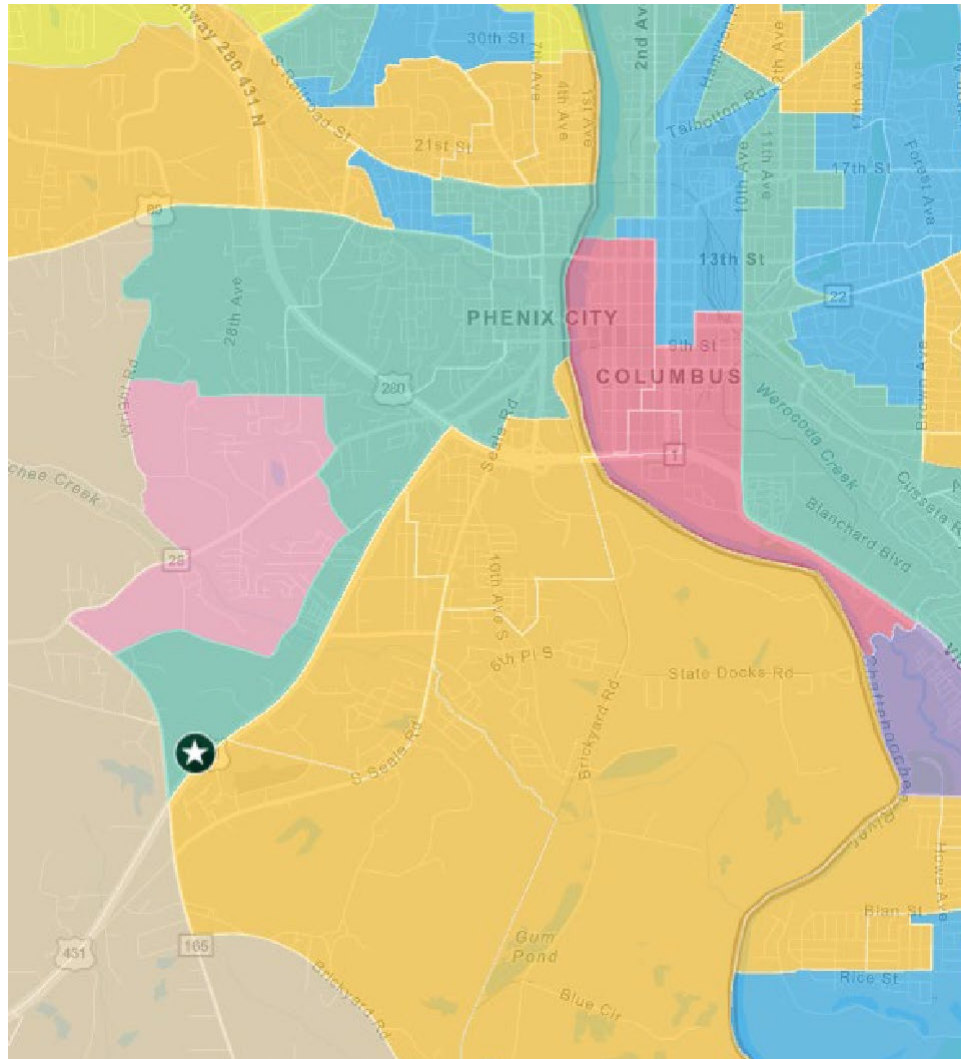
Surrounding Area

- + Sierra Pacific Windows to invest \$60 million in new manufacturing facility bringing between 300 and 500 jobs to the area
- + Less than 10 minutes from Columbus attractions including the Columbus Civic Center
- + Located across from Chattahoochee Valley Community College, Troy University – Phenix City Campus, and The District at Phenix City
- + Minutes from Ridgecrest Elementary School, Phenix City Youth Sports Complex and South Girard Jr. High School

Nearby City	Distance
Columbus	4.7 Miles
Fort Benning	12.6 Miles
Opelika	29.6 Miles
Auburn	39 Miles



Tapestry Segmentation



Southern Satellites Rustic Outposts

23%

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. These settled married-couple families enjoy outdoor activities and DIY home projects.

Up and Coming Families Sprouting Explorers

13%

Residents are younger and more mobile than the previous generation. This ambitious, hard-working, and risk-taking market is the fastest-growing market in the country.

Middleburg Family Landscapes

11%

Within the last decade, the Middleburg neighborhoods transformed from country living to semirural subdivision. These residents include traditional, family-oriented consumers. This market is younger but growing in size and assets.

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Contact Us

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