

# 5410-5412 SUMMERVILLE ROAD

PHENIX CITY, AL 36867

# PROPERTY OVERVIEW

1.49 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

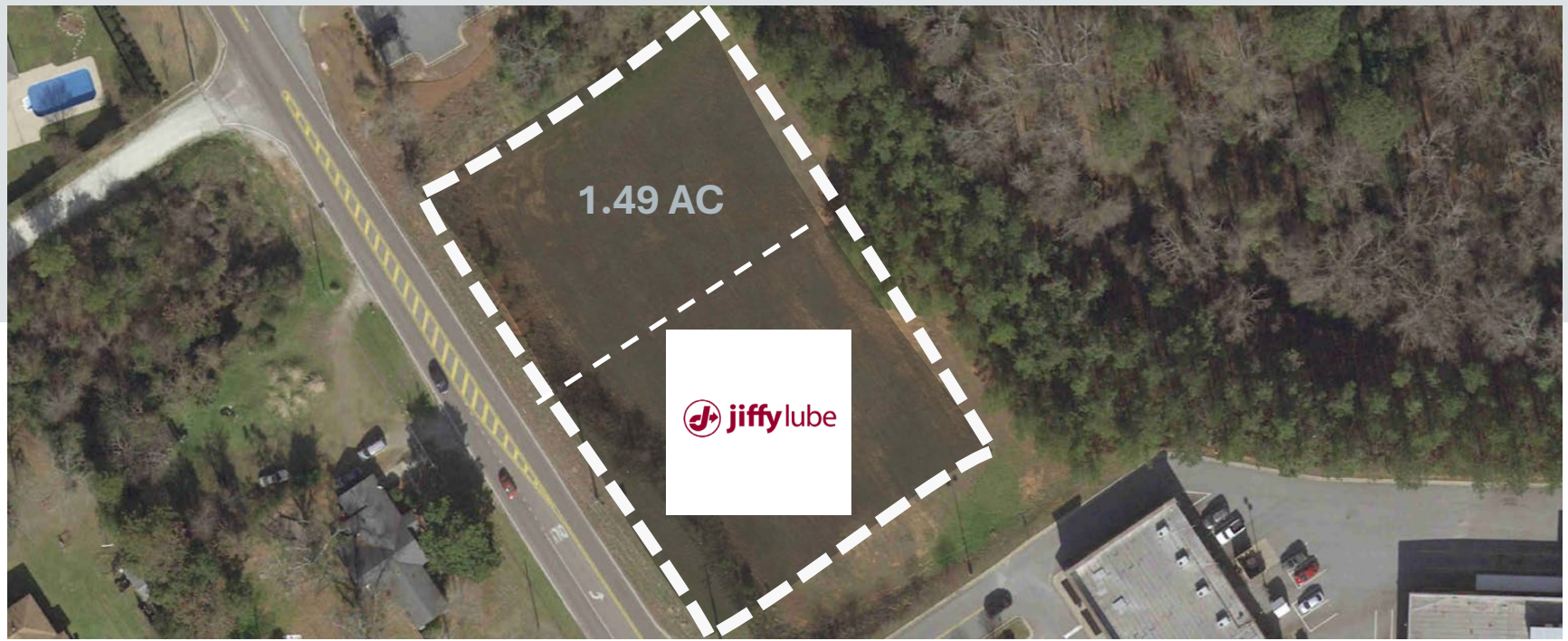
Exclusive Retail Trade Area

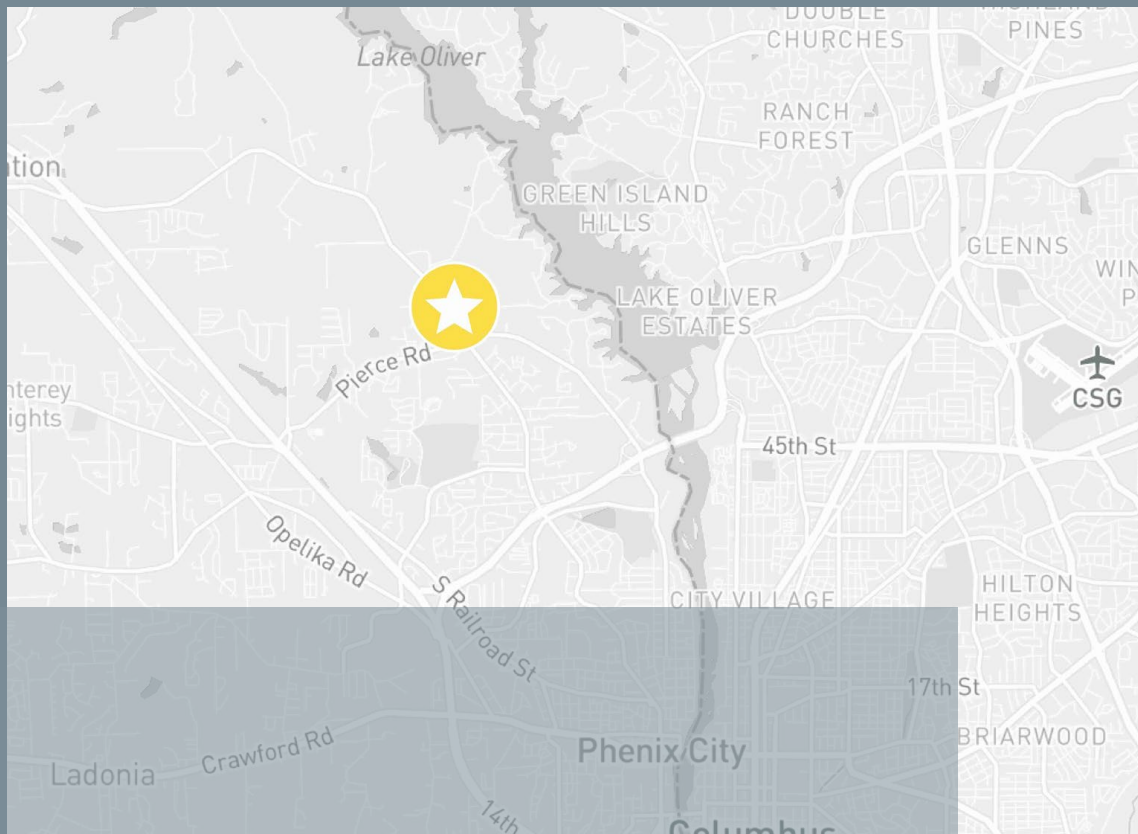
3 Options

Sale | Ground Lease | BTS

US-280 / US-431

Direct Regional Connectivity





# 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.

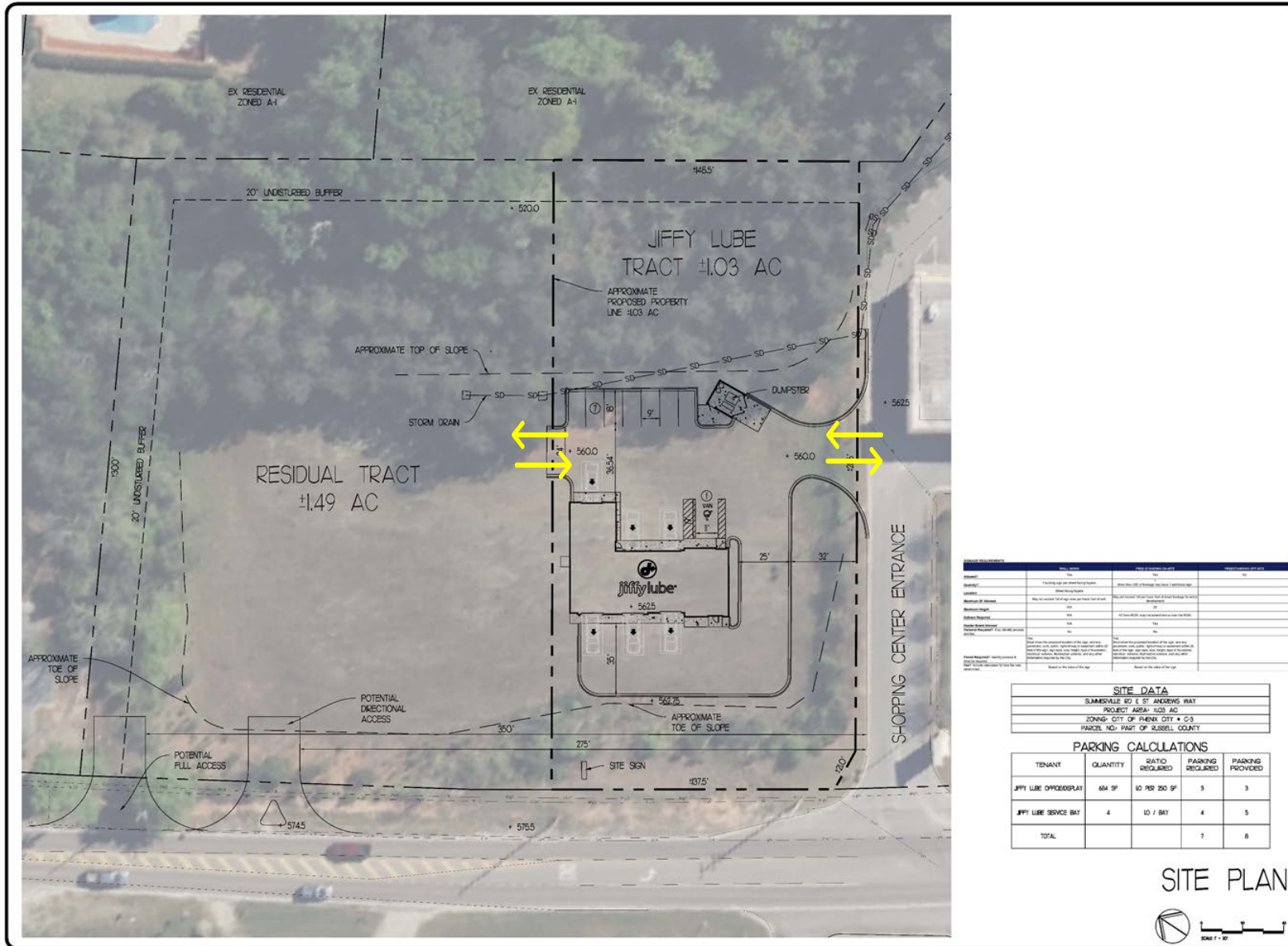
Chattahoochee River provides easy connectivity to Columbus' downtown, retail, and entertainment districts, while ongoing roadway improvements throughout the corridor continue to enhance mobility for both local and regional traffic.

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

1.49 AC  
Available



# SITE PLAN



EXISTING UTILITIES	TYPE	DEPT. / COMMENTS (SEE SPEC)	DEPT. / COMMENTS (SEE SPEC)
Electric	Yes	See the City of Phenix City Public Utilities Dept.	Yes
Gas	Yes	See the City of Phenix City Public Utilities Dept.	Yes
Water	Yes	See the City of Phenix City Public Utilities Dept.	Yes
Sanitary Sewer	Yes	See the City of Phenix City Public Utilities Dept.	Yes
Storm Drain	Yes	See the City of Phenix City Public Utilities Dept.	Yes
Other	Yes	See the City of Phenix City Public Utilities Dept.	Yes

SITE DATA			
SUMMERVILLE RD & ST ANDREWS WAY			
PROJECT AREA: 5.03 AC			
ZONING: CITY OF PHENIX CITY • C-3			
PARCEL NO.: PART OF PARCEL 00000000000000000000			

PARKING CALCULATIONS				
TENANT	QUANTITY	RATIO REQUIRED	PARKING REQUIRED	PARKING PROVIDED
JIFFY LUBE OFFSHOPLAT	654 SF	80 PER 200 SF	3	3
JIFFY LUBE SERVICE BAY	4	10 / BAY	4	5
TOTAL			7	8

SITE PLAN

REVISIONS	BY

**FREELAND and KAUFFMAN, INC.**  
 Engineers & Landscapers, Architects  
 Greenville, South Carolina 29609  
 864-233-5497

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

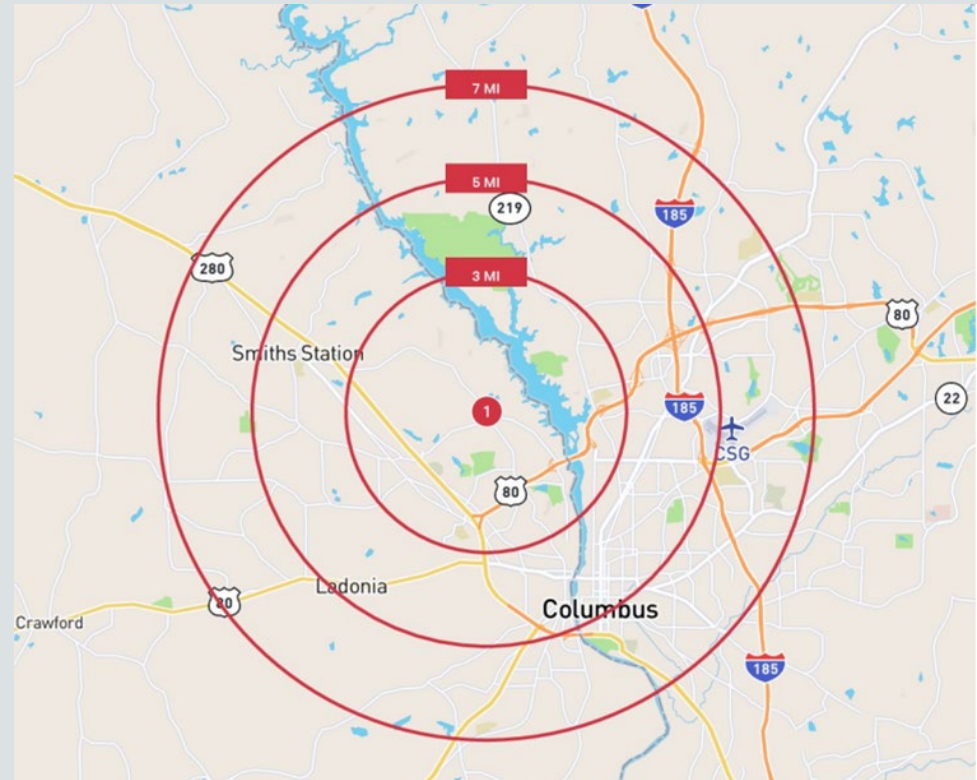
**jiffylube**  
 PHENIX CITY, AL - SUMMERVILLE RD  
 5000 PHENIXVILLE BLVD, SUITE 410  
 PHENIX CITY, AL 36020-5000

DRAWN: JSC  
 CHECKED: BMS  
 DATE: 05/20/24  
 SCALE: AS NOTED  
 SOURING

3A-1

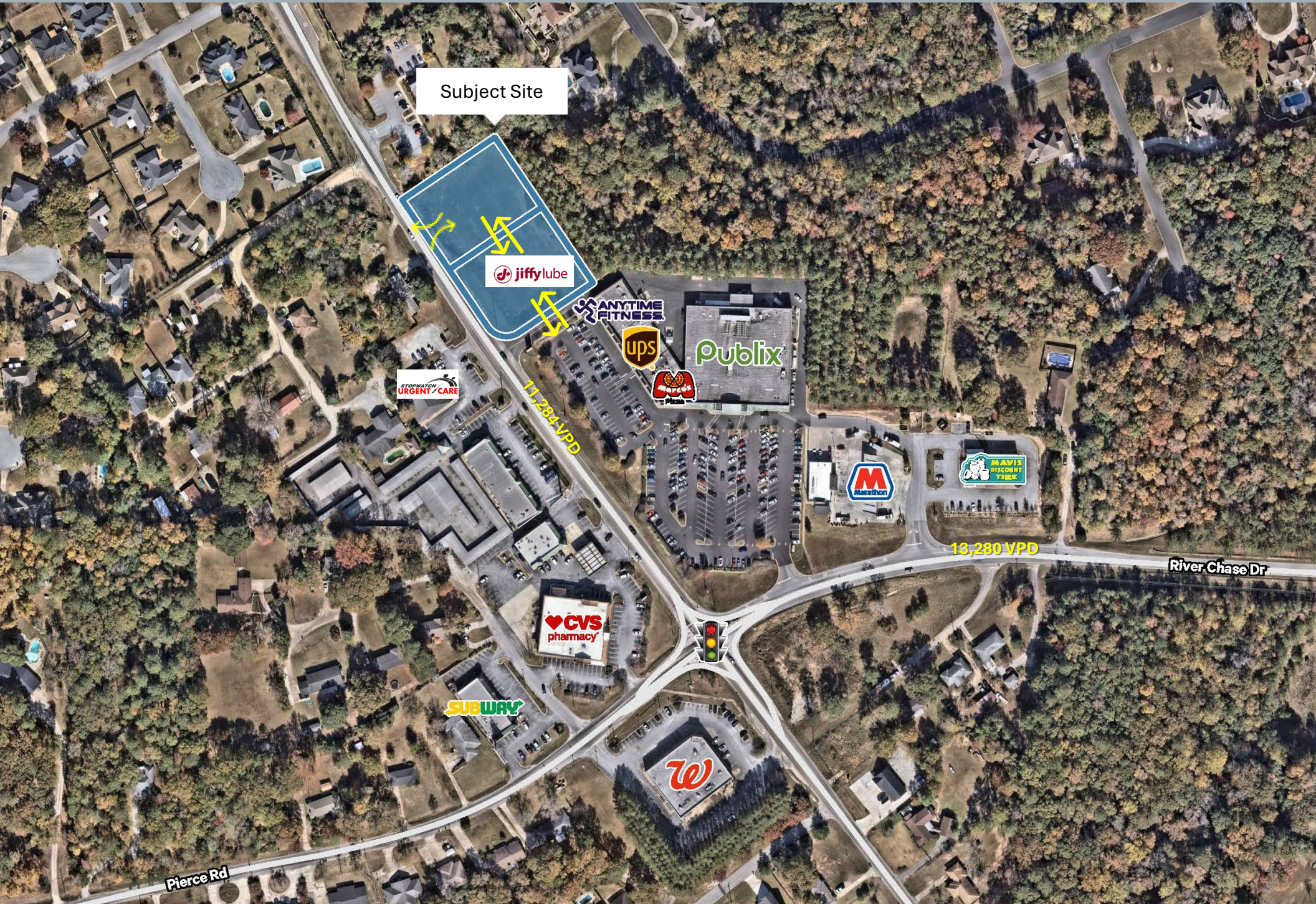
Site has cross access from the Publix parking lot. Full Access or Right In / Right Out access can be provided.

# DEMOGRAPHICS



	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

# SITE MAP



Subject Site

Jiffy Lube

ANYTIME FITNESS

ups

Publix

Mop & Pizza

M Auction

MAVIS DISCOUNT TIRE

STOPWATCH URGENT CARE

11-284 VPD

13,280 VPD

River Chase Dr.

CVS pharmacy

SUBWAY

Walgreens

Pierce Rd

# TRADE AREA







5 4 1 0 - 5 4 1 2

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

PHENIX CITY, AL 36867

Publix - Anchored  
Outparcels Available

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**CBRE**

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