

FOR LEASE

MARKETS ON STADIUM

1831 Stadium Drive Phenix City, AL 36867



PROPERTY DESCRIPTION

Take advantage of this exceptional leasing opportunity in a high-traffic area near key retail and service businesses. Located just minutes from Hwy 80 and central to the Phenix City community, this versatile space is ideal for a variety of retail businesses. With ample parking and high visibility, your business will thrive in this central location.

PROPERTY HIGHLIGHTS

- Prime commercial space in a high-traffic location
- Ideal for a variety of retail businesses
- Minutes from major highways and downtown Phenix City
- Surrounded by established businesses and community traffic
- Ample parking and excellent visibility

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	1,200 - 1,440 SF
Building Size:	70,475 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	254	1,049	3,514
Total Population	551	2,303	7,750
Average HH Income	\$79,598	\$81,358	\$84,095

Carson Cummings

(706) 289-2468

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Tripp Crawford

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**COLDWELL BANKER
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KENNON & PARKER

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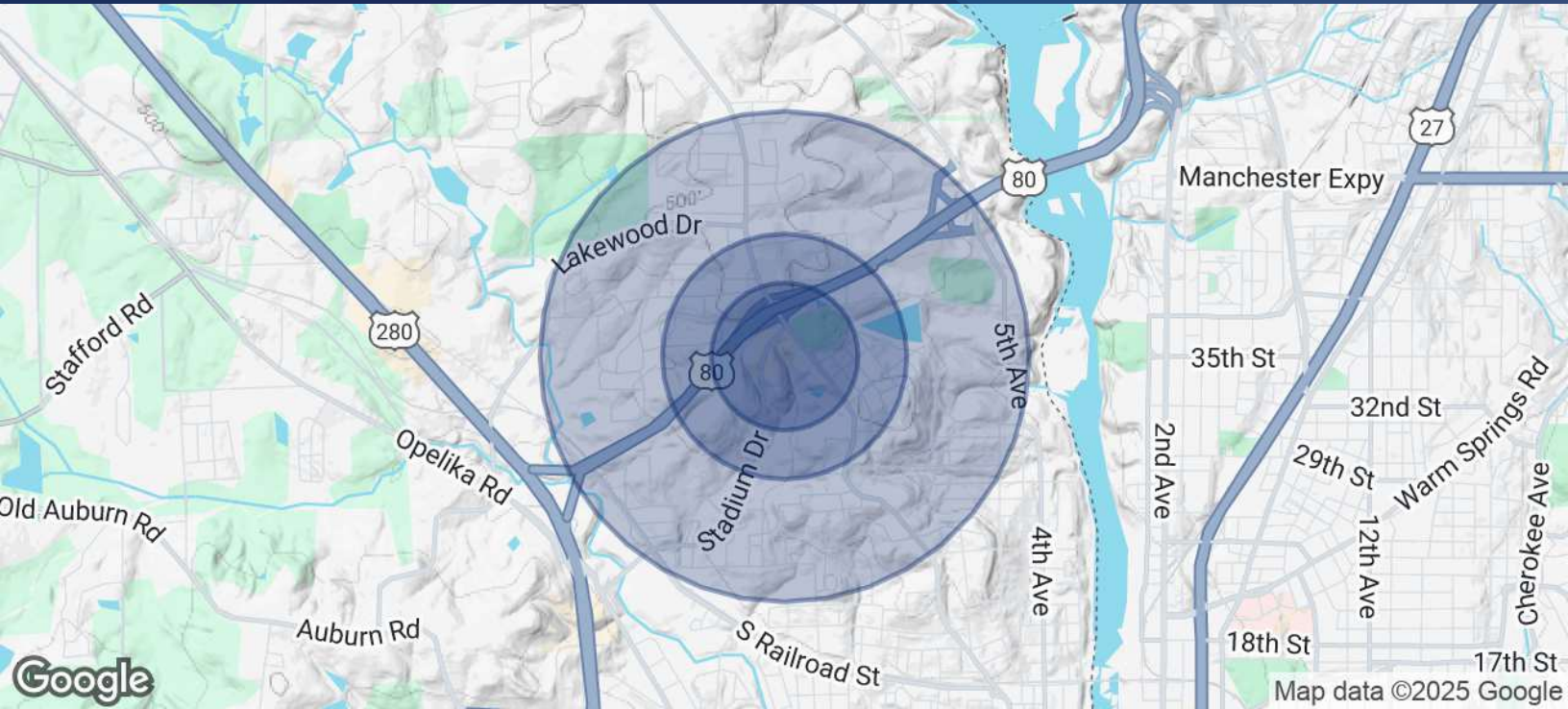


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	551	2,303	7,750
Average Age	38	39	40
Average Age (Male)	36	36	37
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	254	1,049	3,514
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$79,598	\$81,358	\$84,095
Average House Value	\$169,292	\$201,936	\$211,152

Demographics data derived from AlphaMap

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