



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM



FOR LEASE



COLDWELL BANKER | KENNON, PARKER,
DUNCAN & DAVIS

SUITES AVAILABLE

**1208 BROAD STREET
PHENIX CITY, ALABAMA 36867**



A multi-story office complex located in downtown Phenix City, offering a prime location with great accessibility and a strong business presence.



Columbus
Phenix City
Seale

MARKET

FEATURES

- Close proximity to 13th Street & Uptown Columbus
- Updated first floor office suites
- Off-Street Parking Access
- Weekly Janitorial Service
- High traffic counts - 18,199 CPD
- Great visibility and building signage

LEASE RATE
\$16.50 / SF
+ CAM (\$5.00)

AERIAL OVERVIEW

📍 ALABAMA

Piedmont
HEALTHCARE

Arby's
DUNKIN'
WAFFLE
HOUSE
K
M

BURGER
KING

Moe's Original
EST | BBQ | **

TSYS
WELLS
FARGO
TRUIST

17,003 VPD

18,726 VPD

4,743 VPD

49,694 VPD

22,463 VPD

6,435 VPD

CANNON
SMOKE
Momma
Goldberg's
Deli
FREEZE
FRAME
UNITED STATES
POSTAL SERVICE
THE LOFT
saltcellar
IRON
BANK
COFFEE CO
BARBERITOS
MIX MARKET
at Pearl
Ledger-Enquirer
COLUMBUS STATE
UNIVERSITY
Bay
FOUNTAIN
CITY
COFFEE CO
Your
Pie
RiverCenter
Springer
OPERA HOUSE
RANKIN
WHITEWATER EXPRESS
MALTITUDE
Veri Best
PRODUCE
THE BLACK COW
Amazon Grassini
ride on bikes
CHATTABREWCHEE
SOUTHERN BREWHOUSE
ZELMO'S
ZIP IN
HIGHSIDE
Whonic
FAMILY
DOLLAR

1023 BROADWAY



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NEARBY TRAFFIC COUNTS



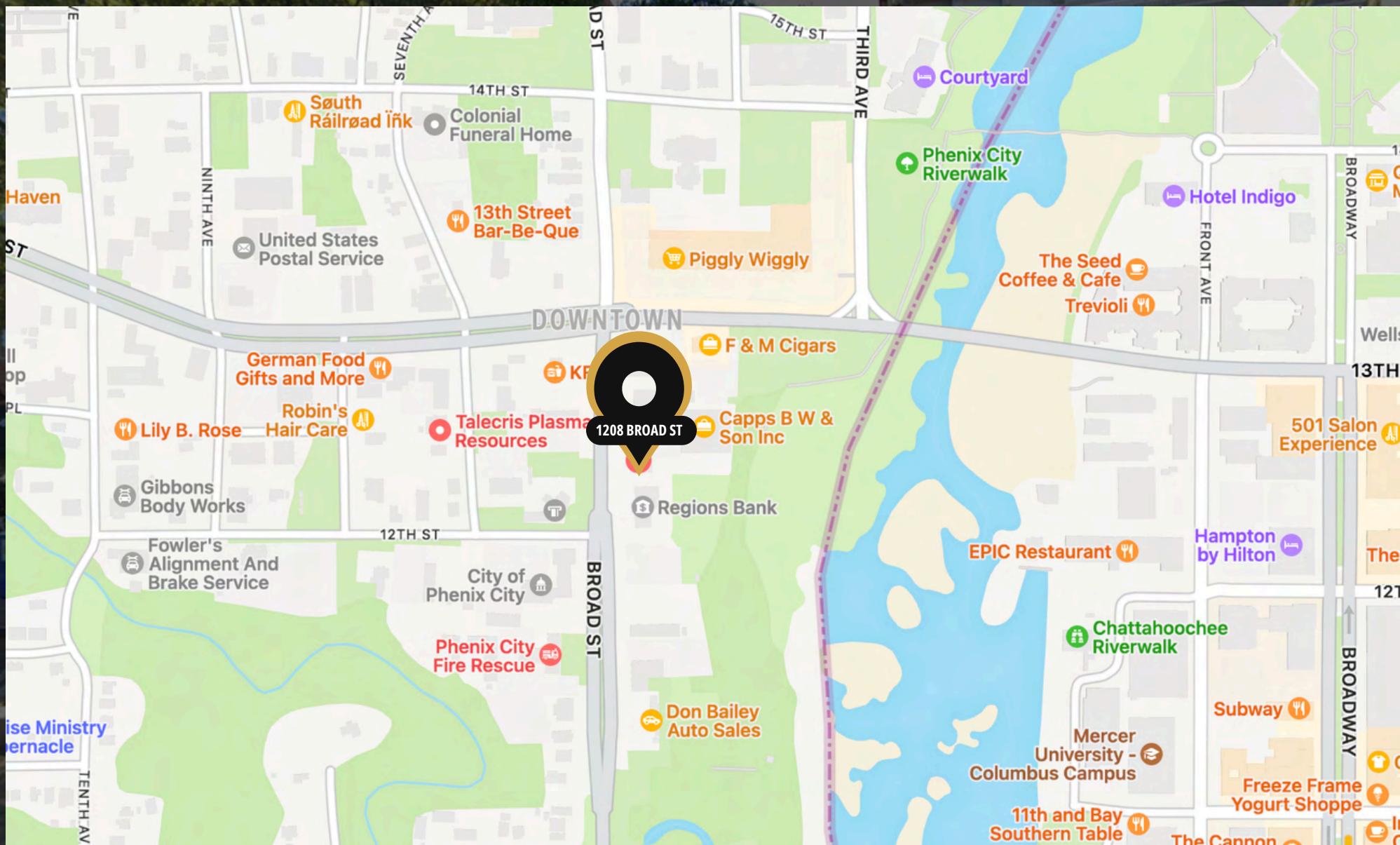
COLDWELL BANKER

**KENNON, PARKER,
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LOCATION MAP



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DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

Phenix Saw Works

Drive time: 17 minute radius

KEY FACTS

208,321

Population



85,508

Households

36.5

Median Age

\$43,563

Median Disposable Income

EDUCATION

10.8%

No High School Diploma



28.9%
High School Graduate



33.4%
Some College/
Associate's Degree



26.9%
Bachelor's/Grad/Prof Degree

INCOME



\$53,361

Median Household Income



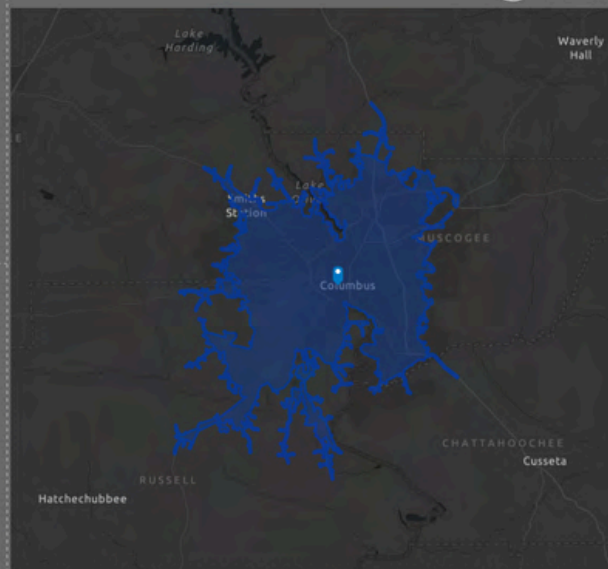
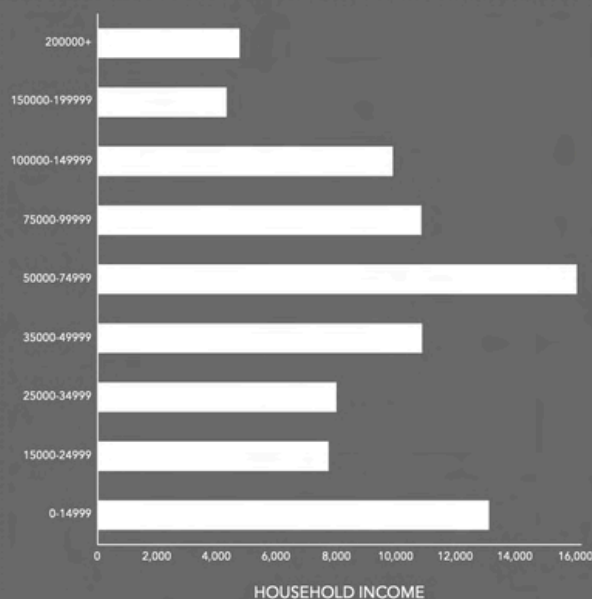
\$31,495

Per Capita Income



\$64,314

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

61.9%

23.5%

18.2%

5.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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PROPERTY



1.8

MILES

TO
VETERANS
PKWY

0.7

MILES

TO
DOWNTOWN
COLUMBUS

11

MILES

TO
FT MOORE

14

MILES

TO
SEALE

23

MILES

TO
FT MITCHELL

34

MILES

TO
AUBURN



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SUITES 100 & 101 (CAN BE COMBINED)

1208 Broad Street



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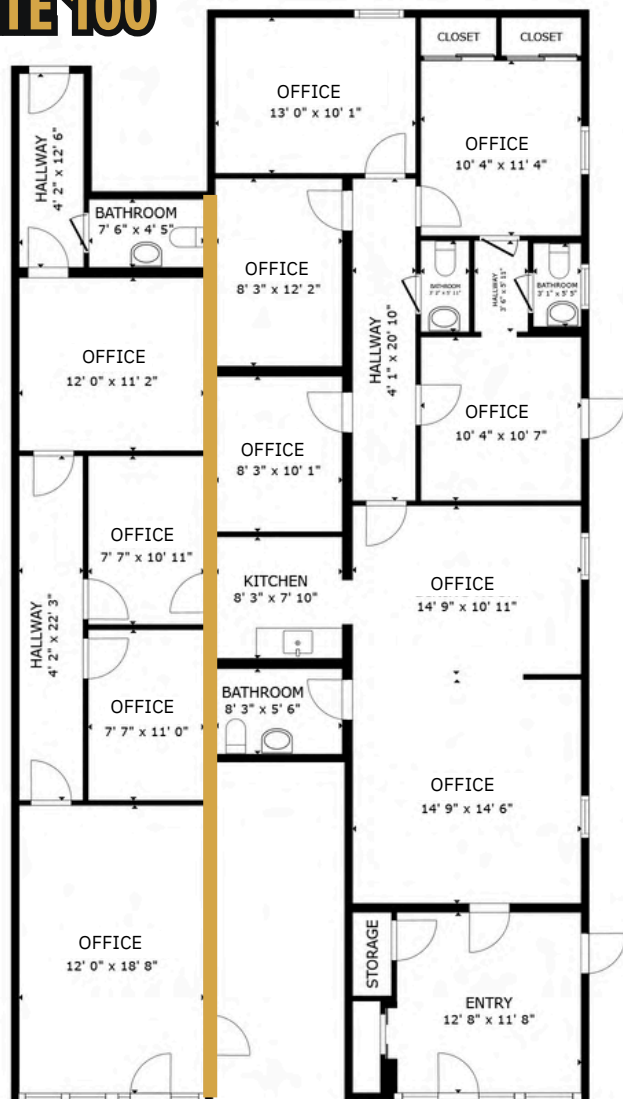
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SUITES 100 & 101 (CAN BE COMBINED)

SUITE 100



FLOOR PLAN

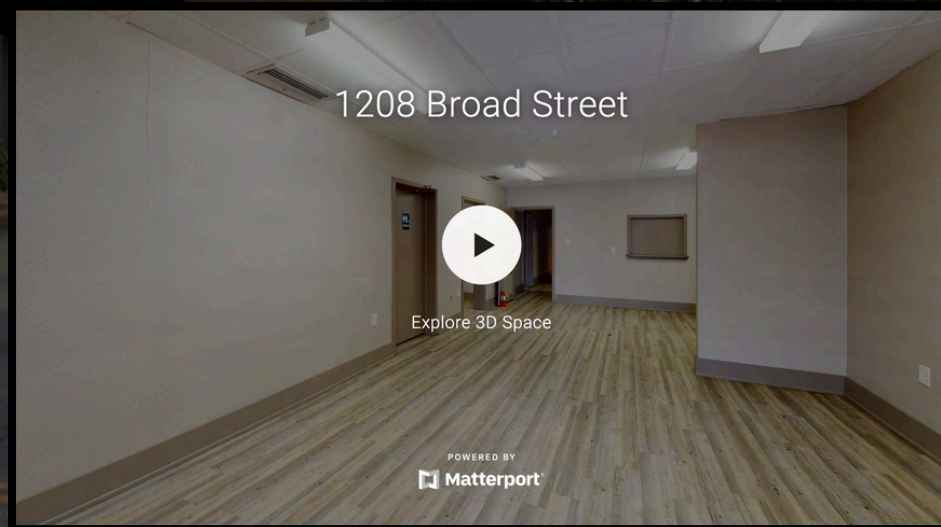
SUITE 101

1ST FLOOR AVAILABLE SUITES

SUITE 100 825 SF \$1,478 / MO

SUITE 101 1,500 SF \$2,688 / MO

**CLICK TO TAKE A VIRTUAL TOUR
OF SUITES 100 & 101**



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ADDITIONAL AVAILABLE SUITES

2ND FLOOR AVAILABLE SUITES

SUITE 202

PRICE TBD

SUITE 203

PRICE TBD

SUITES 204 & 208

PRICE TBD

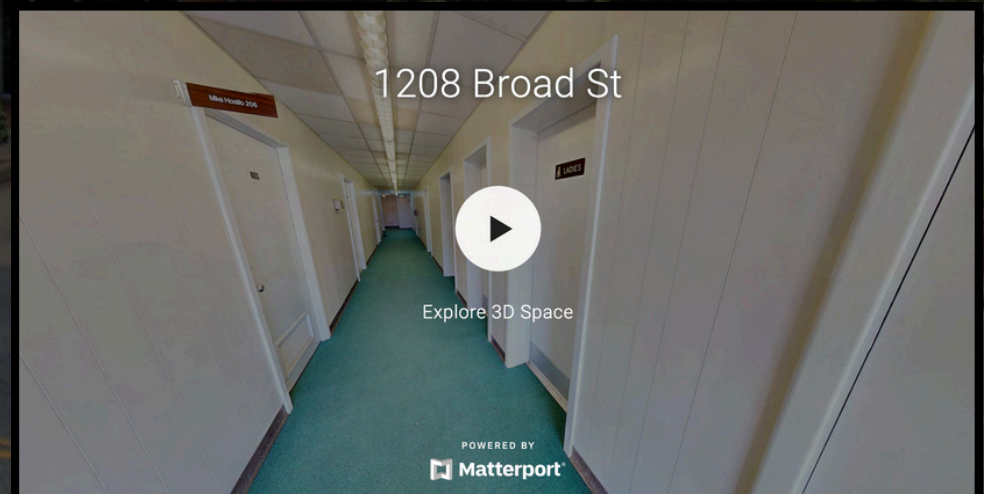
SUITE 204/208

SUITE 202

SUITE 203

FLOOR PLAN

**CLICK TO TAKE A VIRTUAL TOUR
OF THE UPSTAIRS SUITES**



MARKET OVERVIEW

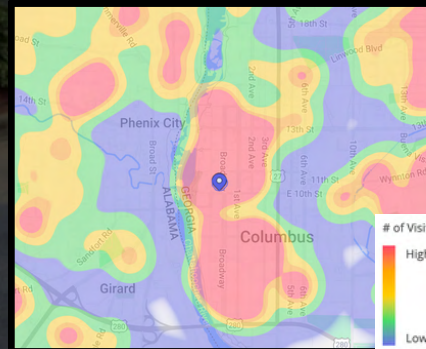
PHENIX CITY, ALABAMA

Phenix City, Alabama, offers a mix of recreational, cultural, and outdoor attractions that contribute to its appeal as a regional destination. The Phenix City Drag Strip provides a venue for motorsports enthusiasts, featuring high-speed racing events. For those seeking outdoor recreation, Crawford Park and Moon Lake offer green space, walking trails, and opportunities for relaxation.

RushSouth Whitewater Park is a notable attraction, offering guided and self-guided whitewater rafting experiences along the Chattahoochee River. The Blue Heron Zip Line & Aerial Course provides an alternative outdoor experience, with zip lines spanning the river and offering views of the surrounding landscape.

The city also has cultural and community landmarks, such as the Phoenix Wings Mural at the amphitheater, which reflects local artistic expression. Idle Hour Park features a sports complex, Moon Lake, and multi-use trails. The Russell County Stampede Rodeo is a recurring event that attracts visitors and participants, while Lakewood Golf Course provides a recreational option for golf enthusiasts.

Phenix City's combination of outdoor activities, cultural elements, and community events contribute to its role as a regional hub for residents and visitors.



CONTACT

FOR MORE INFORMATION



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<https://www.erniesmallman.com/>



Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Currently pursuing a Master's in Real Estate Development at Auburn University, Ernie's commitment to growth is evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.

