

# FOR SALE

## 1509 WHITEWATER AVENUE

Phenix City, AL 36867



**SALE PRICE**

**\$1,700,000**

**Carson Cummings**

(706) 289-2468

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### PROPERTY DESCRIPTION

Positioned in the Phenix City area, this prime retail property offers a great investment opportunity. Boasting a strategic location with high visibility, the property ensures optimal exposure for retail businesses seeking to capitalize on the area's active foot traffic. Its versatile layout provide ample space for a diverse range of retail enterprises, while the ample parking and accessibility enhance customer convenience. The area surrounding this location offers a blend of commercial opportunity and local charm. Phenix City, AL, is in close proximity to a range of amenities, including popular dining destinations, shopping centers, and recreational facilities. With its strategic position near major business hubs, the area provides convenient access to transportation and a flourishing economy. Nearby attractions like the Chattahoochee Riverwalk, Whitewater Rafting, Hotel Indigo, Synovus, Global Payments and Troy State University offer cultural enrichment and leisure activities.

### PROPERTY HIGHLIGHTS

- Prime retail property in the heart of Phenix City
- High visibility with excellent exposure for retail businesses
- Ample parking for customer convenience
- Accessibility for attracting a diverse clientele
- Ideal space for a variety of retail enterprises

### OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	1.41 Acres
Building Size:	14,500 SF

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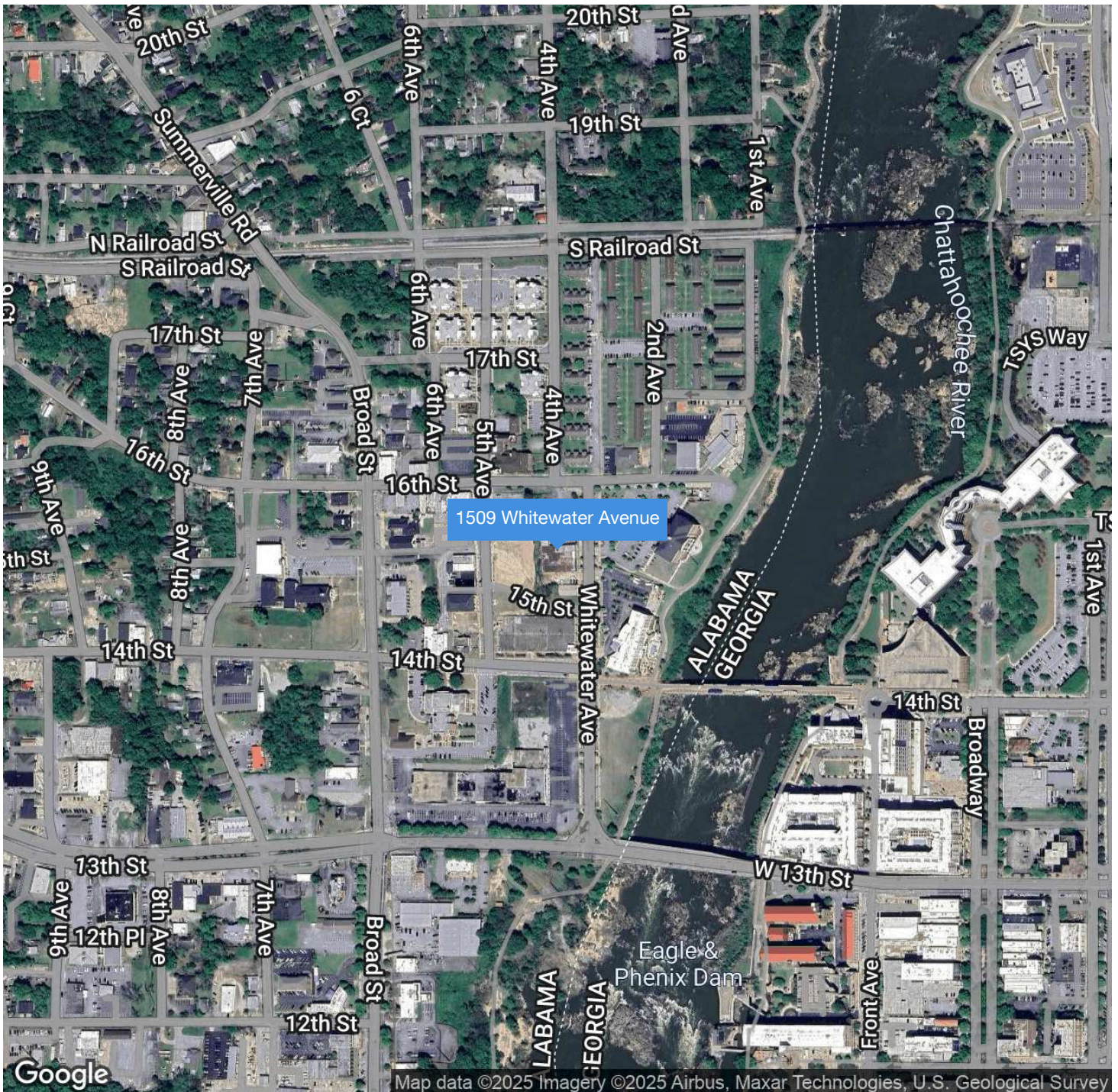


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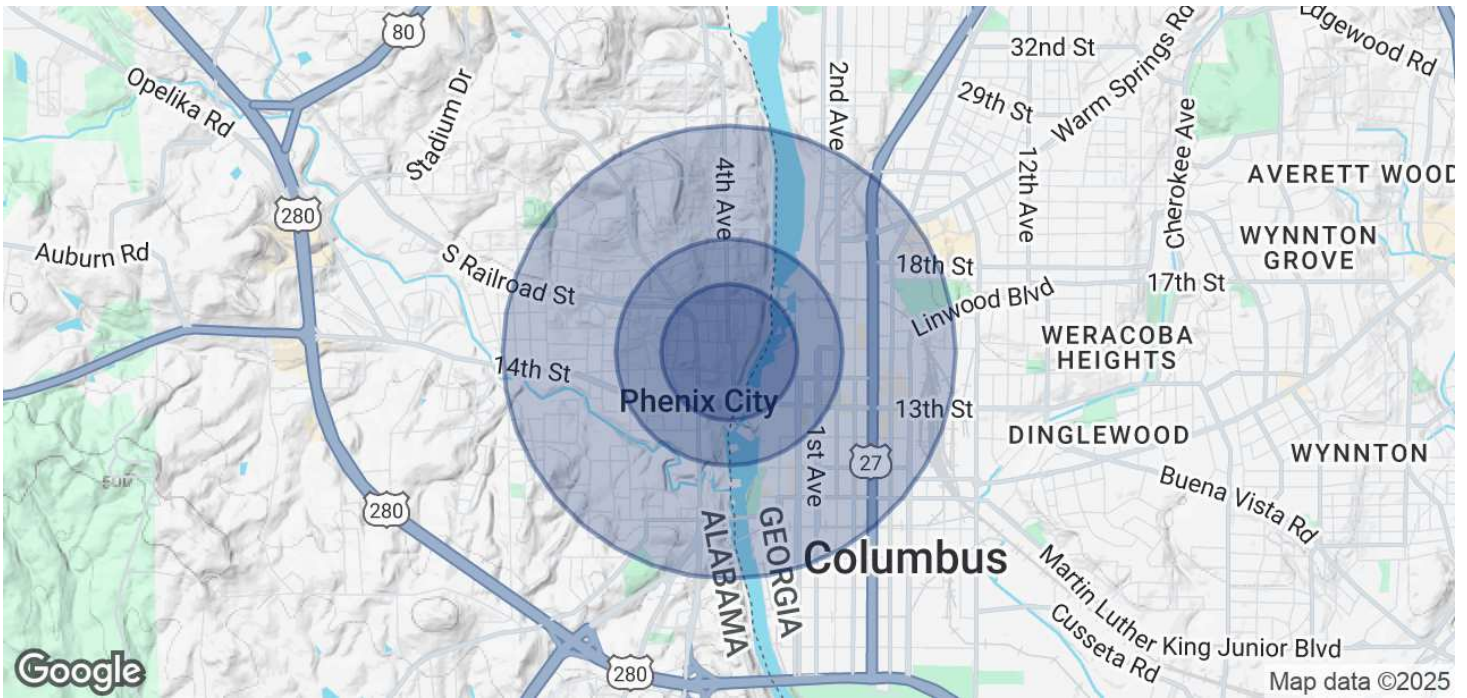


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### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	446	1,774	6,592
Average Age	32	36	38
Average Age (Male)	27	35	37
Average Age (Female)	35	37	39

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	209	811	2,994
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$33,242	\$47,558	\$51,492
Average House Value	\$248,932	\$184,458	\$178,687

Demographics data derived from AlphaMap

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