



2306 Crawford Rd

Phenix City, Alabama 36867

Property Highlights

- +/- 1,022 SF standalone office building
- Good visibility and easy access on Crawford Road
- Ideal for small businesses or professional services

Property Overview

This +/- 1,022 sq ft office building offers a flexible layout with multiple open work areas, ideal for a variety of professional or small business uses. The space includes a private restroom and a kitchen/break area for added convenience. Located on Crawford Road, the property provides good visibility and easy access, with a dedicated parking area out front for staff and visitors. A solid, move-in-ready option for anyone seeking an affordable standalone office in a convenient Phenix City location.

Offering Summary

Sale Price:	\$165,000
Building Size:	+/- 1,022 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	225	622	2,746
Total Population	509	1,413	6,222
Average HH Income	\$47,809	\$47,972	\$55,591

For More Information

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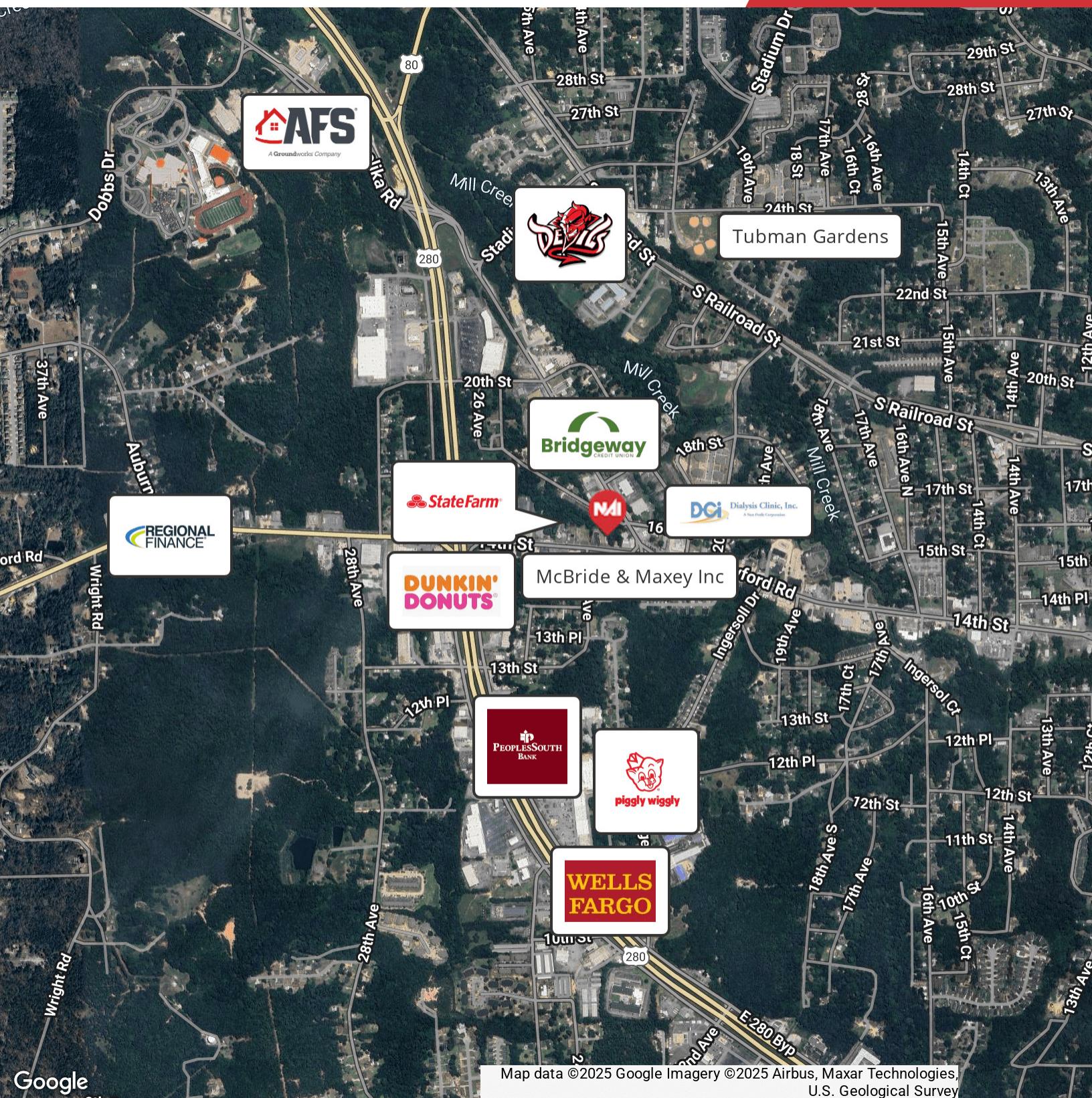
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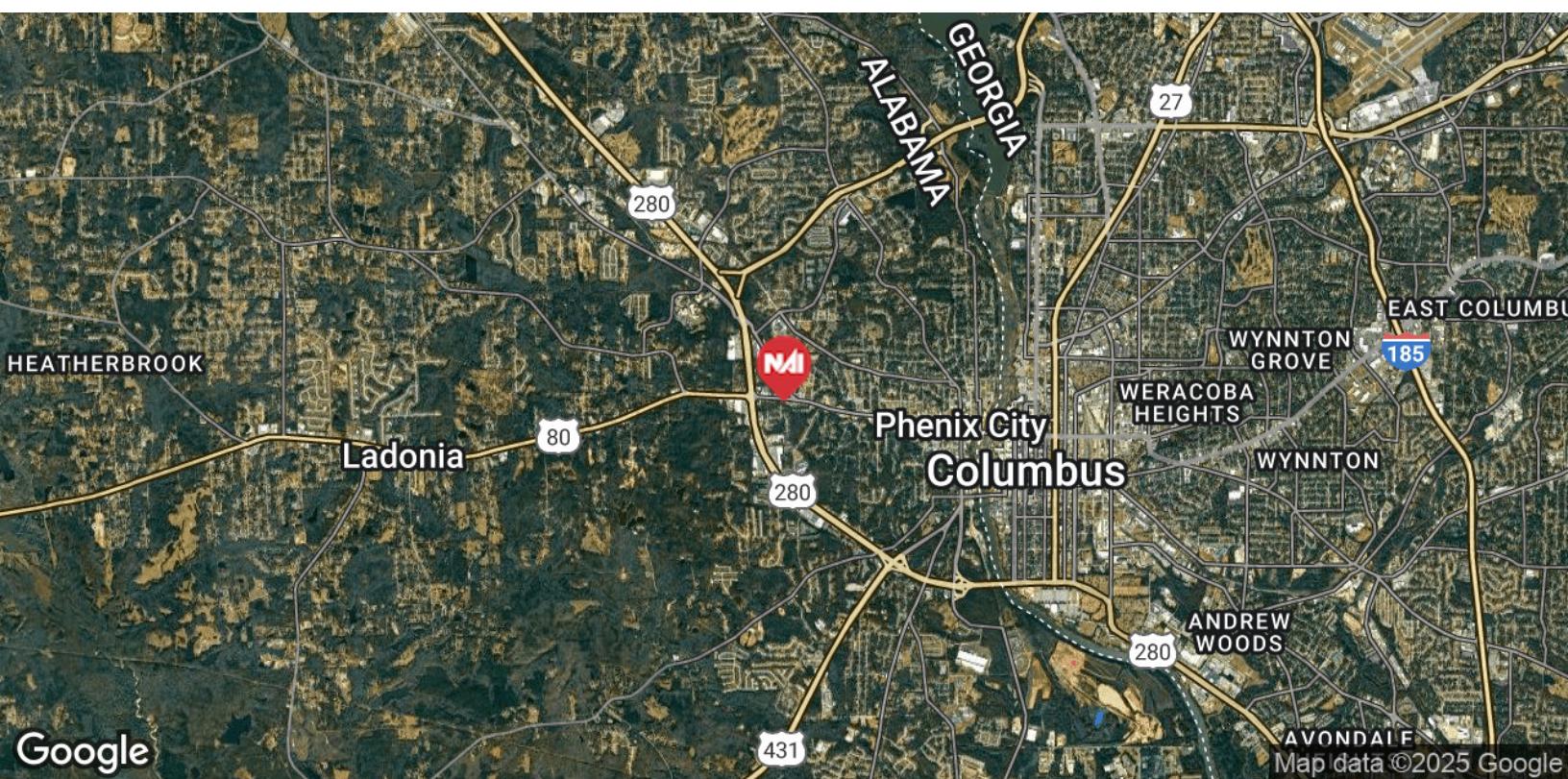
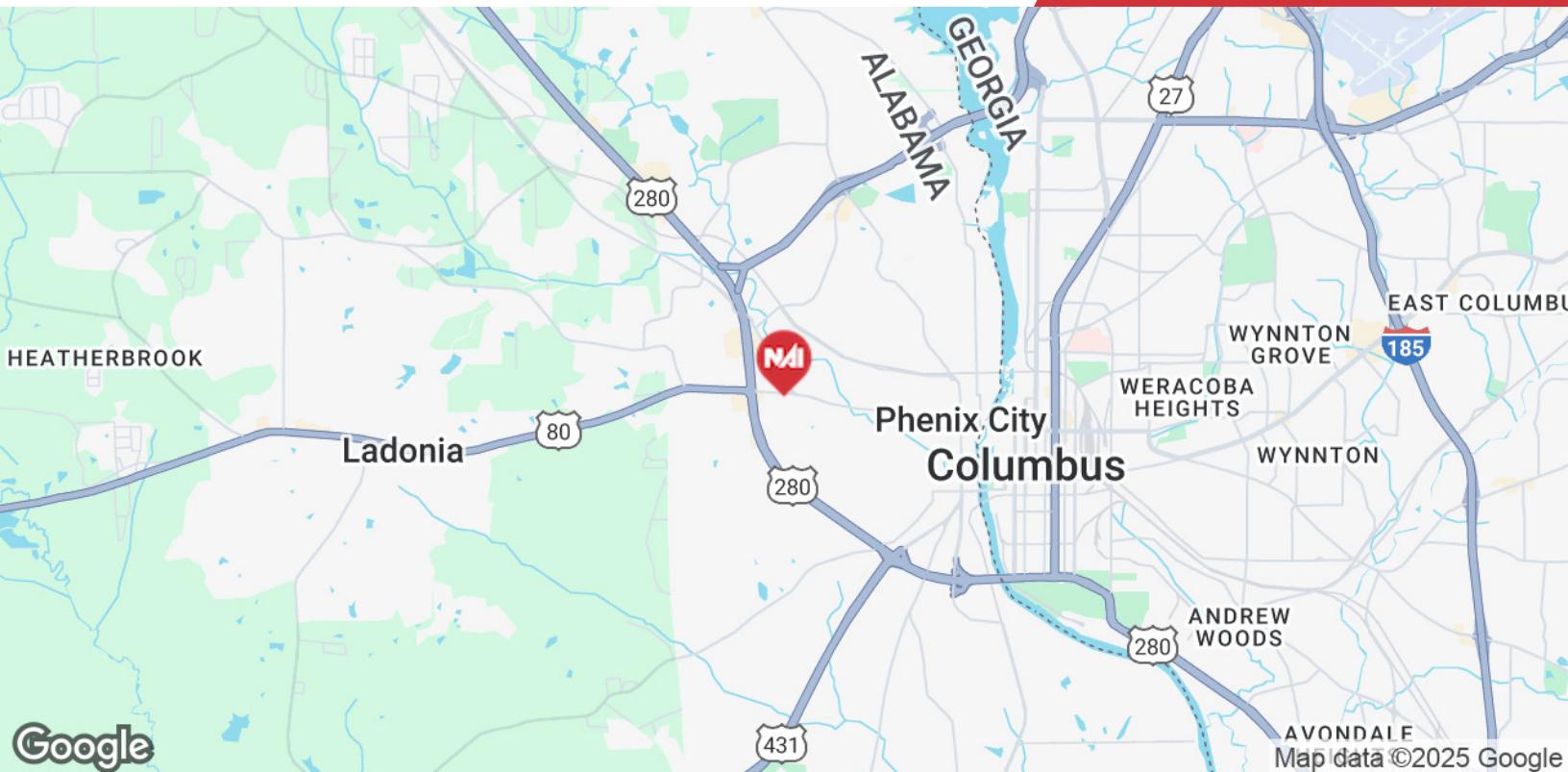
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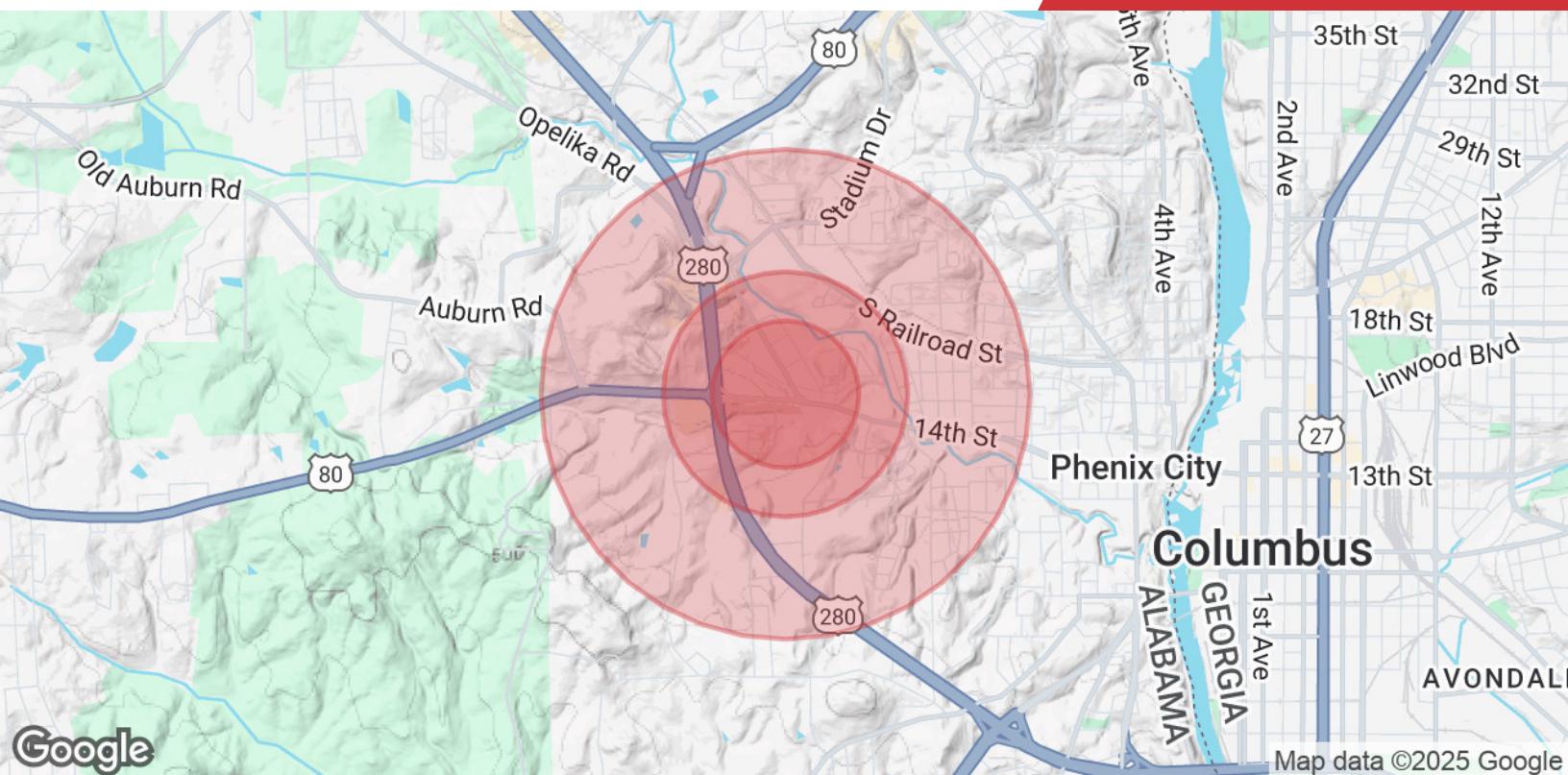
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	509	1,413	6,222
Average Age	38	38	38
Average Age (Male)	35	35	36
Average Age (Female)	40	40	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	225	622	2,746
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$47,809	\$47,972	\$55,591
Average House Value	\$153,456	\$151,173	\$146,942

Demographics data derived from AlphaMap

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