NAIG2 Commercial

For Lease

+/-1,100 - 1,300 SF | $13.00 SF/yr

Office Space

806 13th St

Phenix City, Alabama 36867

Property Highlights

- - Prime location in Phenix City, AL
- - Ample parking for tenants and visitors
- - High visibility and signage opportunity
- - Versatile spaces suitable for various businesses

Property Overview

806 13th Street features two office suites ranging in size from +/- 1,100 SF to +/- 1,300 SF. Each space is available for $13.00 SF/yr with a modified gross lease.

Located in Phenix City, adjacent to Columbus, GA, this area provides a variety of dining options, shopping destinations, and entertainment venues within a short distance from the location. Ideal for businesses looking for a thriving community, the location provides access to a range of services and resources, making it an excellent choice for office tenants.
For more information, please contact Shaun Roberts at 706-615-6484.

Offering Summary

Lease Rate:	$13.00 SF/yr (MG)
Building Size:	+/- 4,491 SF
Available SF:	+/- 1,100 - 1,300 SF

Demographics

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	347	820	3,117
Total Population	795	1,911	7,037
Average HH Income	$41,389	$41,825	$49,242

For More Information

Shaun Roberts

O: 706 660 5418 x1005
sroberts@g2cre.com | AL #000131497

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Lease Spaces

Lease Information

Lease Type:	MG	**Lease Term:**	60 months
Total Space:	+/- 1,100 - 1,300 SF	**Lease Rate:**	$13.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 804	1,100 SF	Modified Gross	$13.00 SF/yr	Suite 804 consists of +/- 1,100 SF and can accommodate several work areas. The space also has a storage room and bathroom.
Suite 806	1,300 SF	Modified Gross	$13.00 SF/yr	Suite 806 features a large, open area suitable for several work spaces. Currently used as a loan agency, the +/- 1,300 SF space also has a storage room and bathroom.

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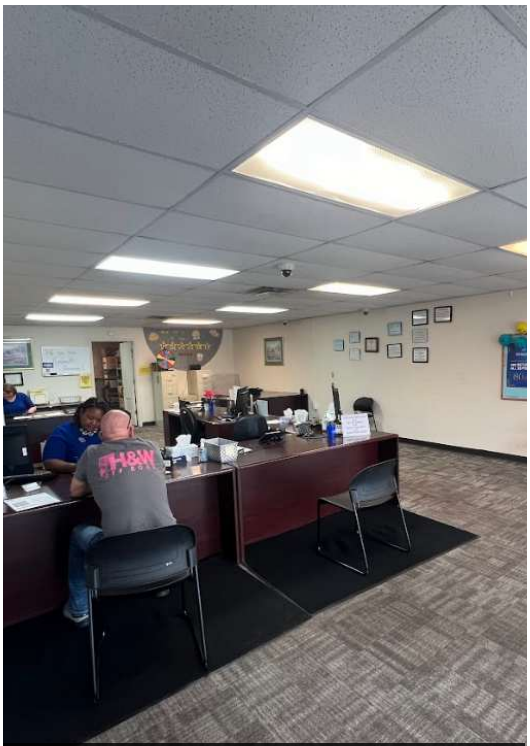
Additional Photos

Suite 804

Suite 804

Suite 804

Suite 806



Suite 806

Suite 806

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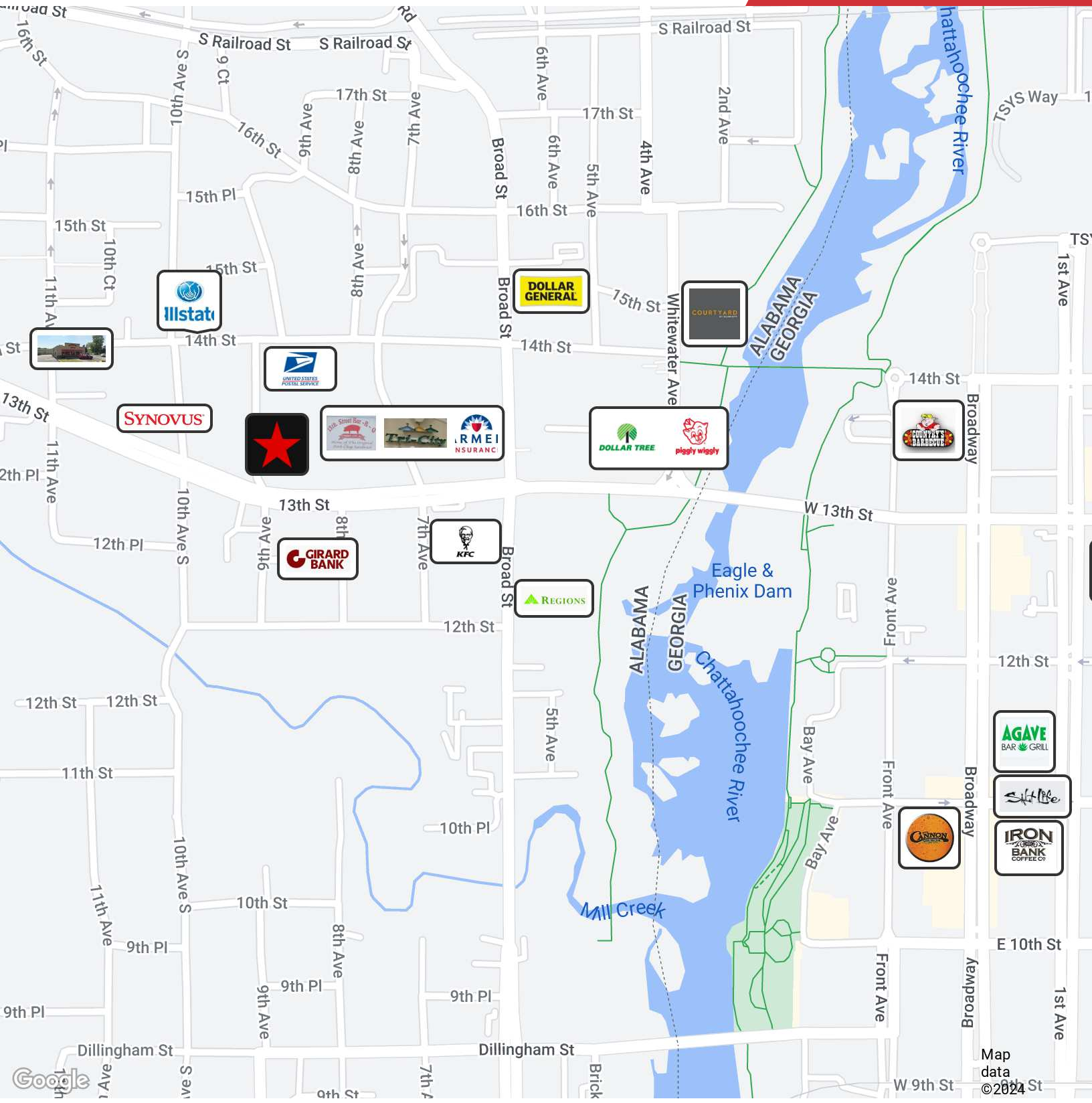
Retailer Map



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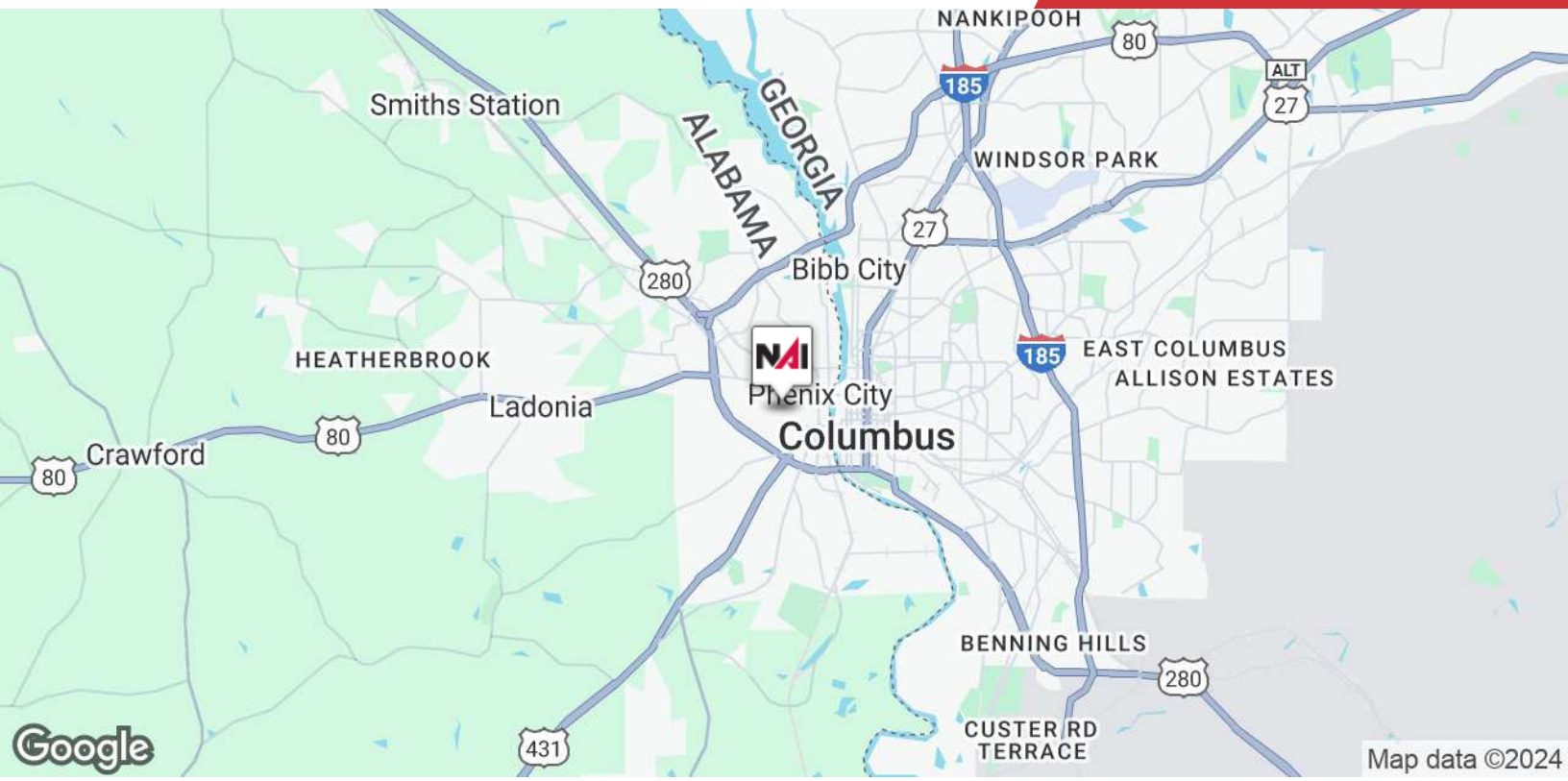
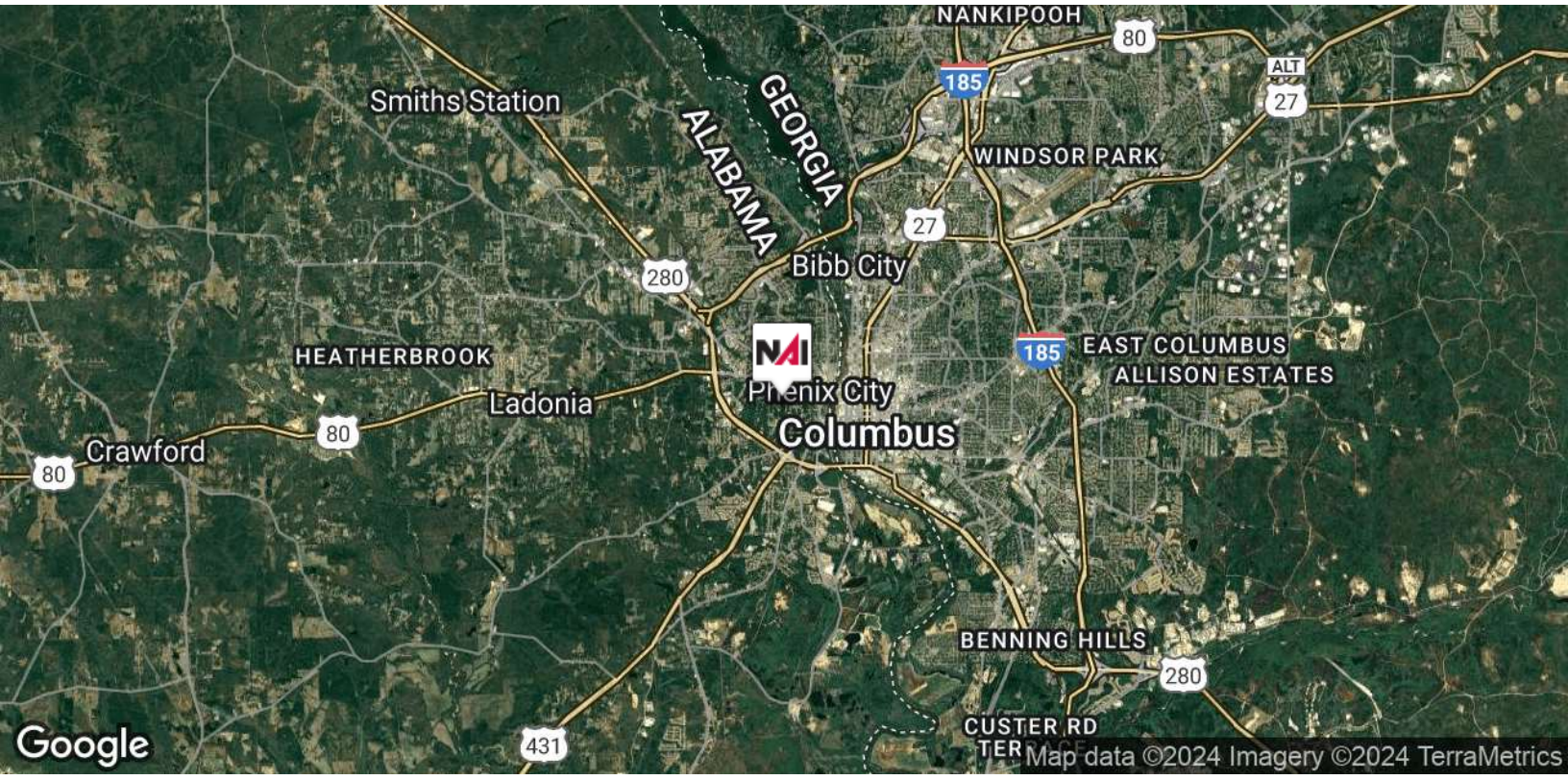
Location Maps





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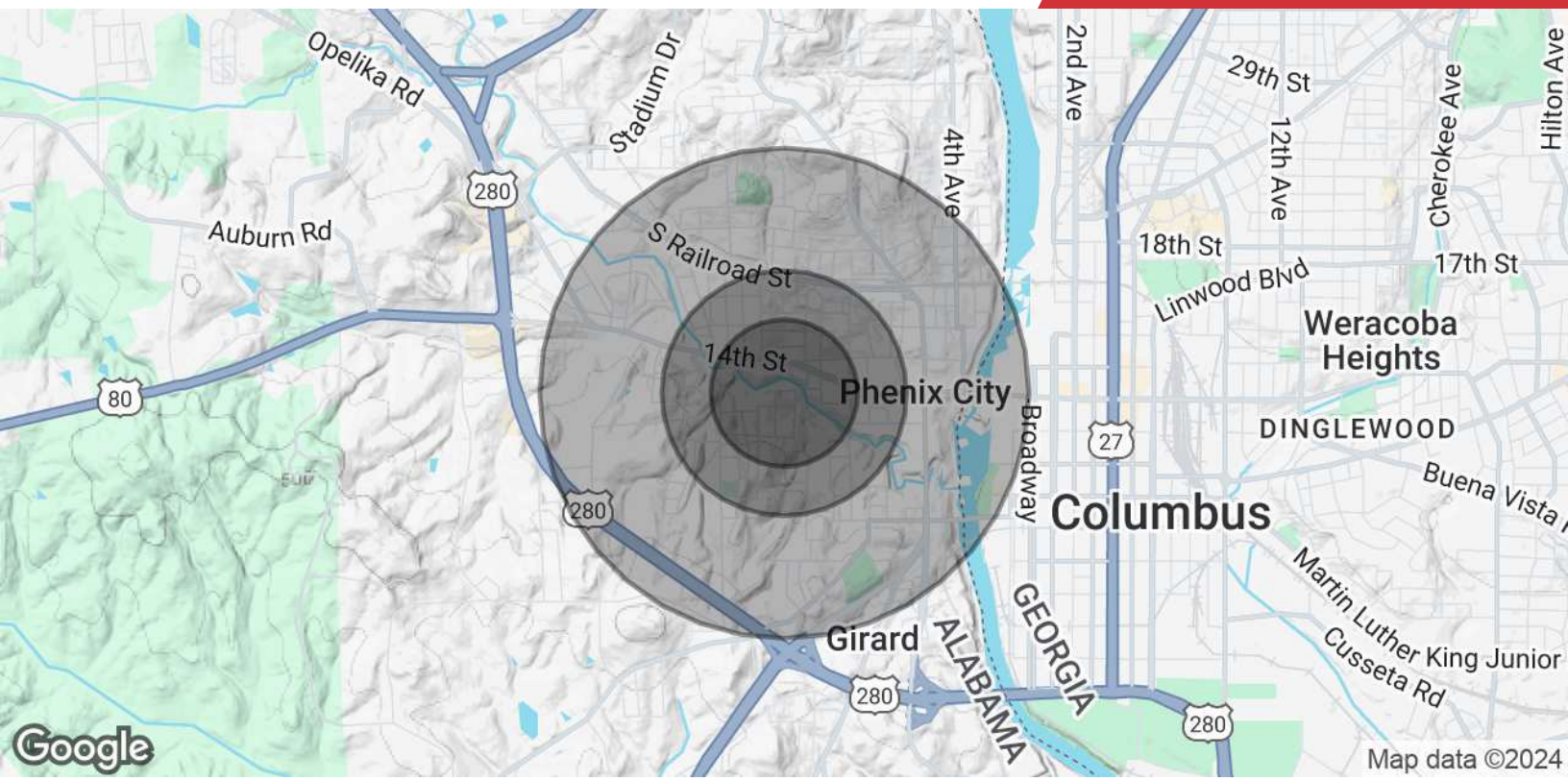
Demographics



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	795	1,911	7,037
Average Age	38	38	38
Average Age (Male)	37	36	36
Average Age (Female)	39	39	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	347	820	3,117
# of Persons per HH	2.3	2.3	2.3
Average HH Income	$41,389	$41,825	$49,242
Average House Value	$125,127	$126,463	$166,884

Demographics data derived from AlphaMap

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