

## 3916 US-80

3916 US-80, Phenix City, AL 36870



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## 3916 US-80

\$12.00 /SF/Yr

Excellent location, high traffic volume, owners will consider a sale...

- Great parking
- high visibility
- lots of traffic



Rental Rate:	\$12.00 /SF/Yr
Property Type:	Retail
Property Sub-type:	Storefront Retail/Office
Gross Leasable Area:	12,000 SF
Year Built:	2004
Walk Score ®:	39 (Car-Dependent)
Rental Rate Mo:	\$1.00 USD/SF/Mo



### 1st Floor Ste A

1

Space Available	1,500 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

### 1st Floor Ste D&E

2

Space Available	3,000 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

### 1st Floor Ste F

3

Space Available	1,500 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Family Garden Chinese Restaurant	1,500	
Southern Harvest Insurance	1,500	



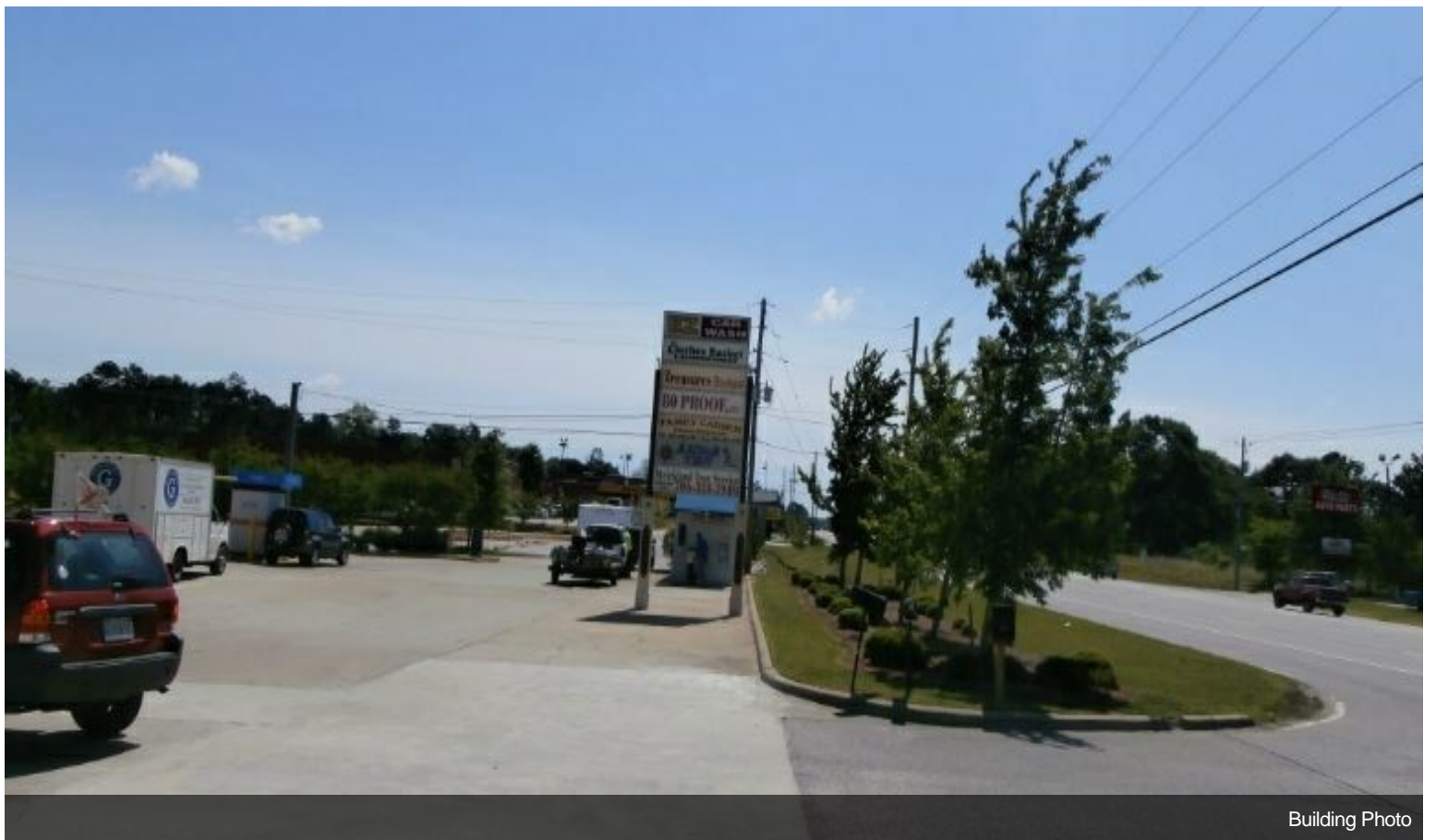
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# Property Photos



Building Photo

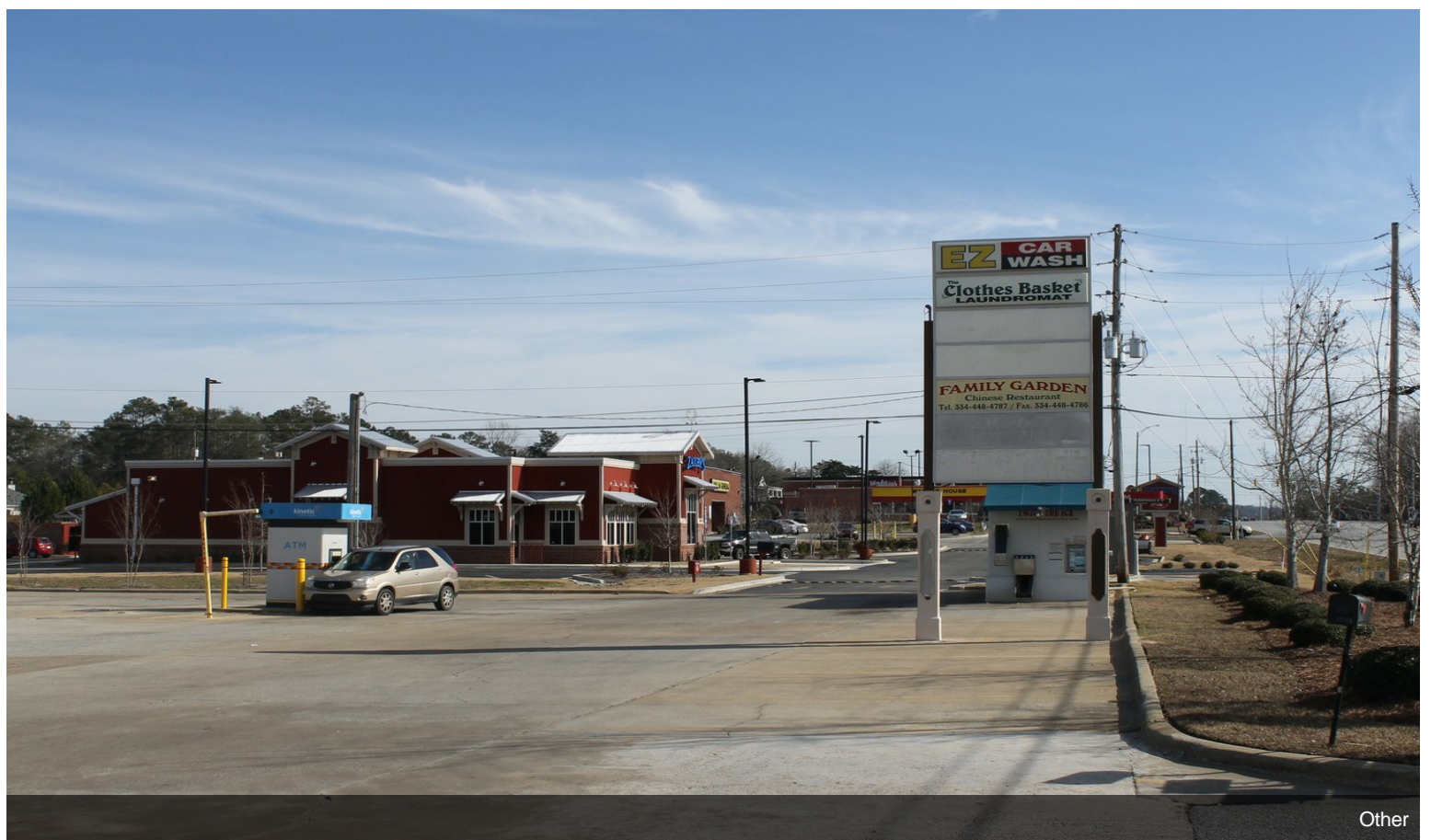


Building Photo

# Property Photos



Building Photo



Other

## Property Photos



Other



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



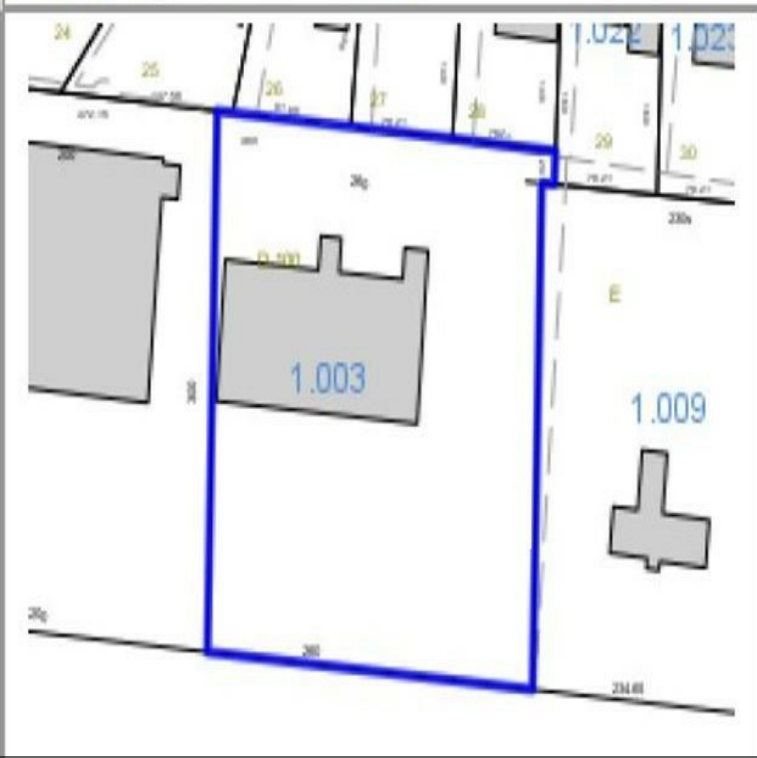
Other



Other

# Property Photos

## Property Record Card



Site Plan



Interior Photo

# Property Photos



Other



Other

# Property Photos



Other



Other

# Property Photos



Other



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



# Property Photos



Building Photo



Building Photo

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