



3928 U.S. 80

Phenix City, Alabama 36870

Property Highlights

- Three spaces ranging from +/- 600 to 3,300 SF
- \$12 per SF per year with a NNN lease
- Located in close proximity to a multitude of dining and retail options
- High traffic count

Property Overview

This retail strip center, situated along Highway 80 in Phenix City, Alabama, offers three available spaces ranging from +/- 600 to 4,800 SF. Each suite is available for lease at \$12 per square foot per year, with a NNN lease. Located on a key route that connects to a variety of dining, shopping, and entertainment venues, this location provides an excellent opportunity to attract a strong customer base for retail or restaurant businesses.

Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	+/- 9,000 SF
Available SF:	+/- 600 - 4,800 SF
Lot Size:	+/- 1 Acre

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	115	549	1,945
Total Population	311	1,494	5,366
Average HH Income	\$77,496	\$78,541	\$80,284

For More Information

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Lease Information

Lease Type:	NNN	Lease Term:	1-5 years
Total Space:	+/- 600 - 4,800 SF	Lease Rate:	\$12.00 SF/yr

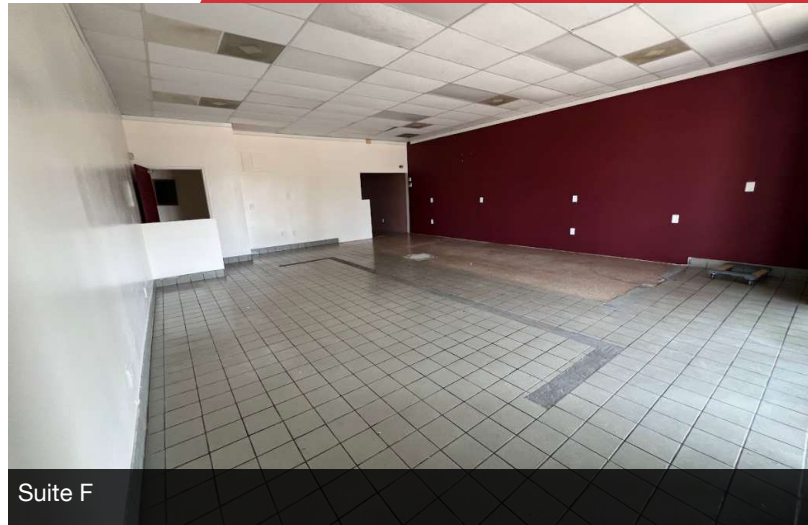
Available Spaces

Suite Size (SF) Lease Type Lease Rate Description

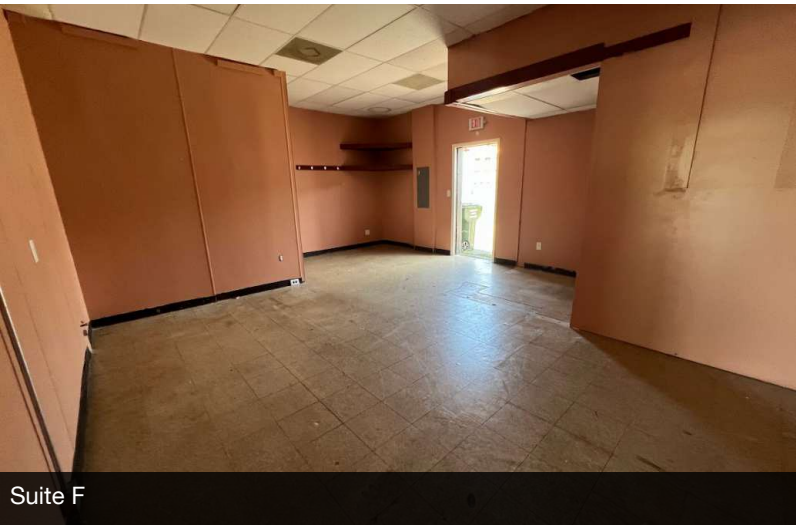
Suite A	3,300 SF	NNN	\$12.00 SF/yr	This +/- 3,300 SF space, previously used as a bar and grill, can be leased alone or with Suite B for a larger restaurant space.
Suite B	1,500 SF	NNN	\$12.00 SF/yr	This +/- 1,500 SF space can be leased with Suite A to create a larger restaurant space or alone as a retail space.
Suite F	1,200 SF	NNN	\$12.00 SF/yr	This +/- 1,200 SF endcap space features a private office and bathroom.



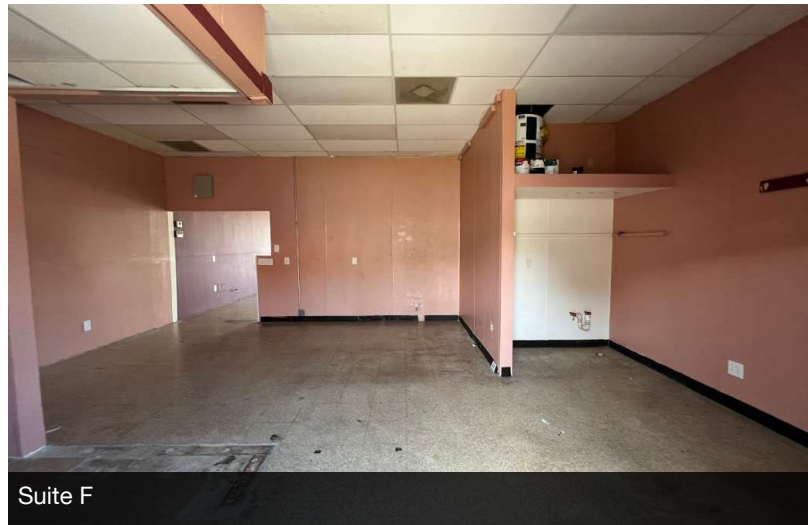
Suite F



Suite F



Suite F



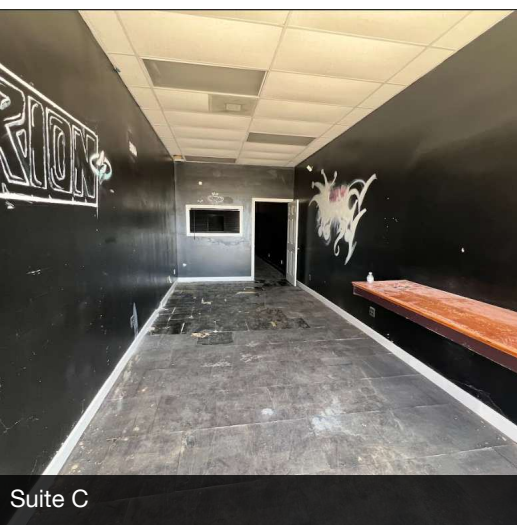
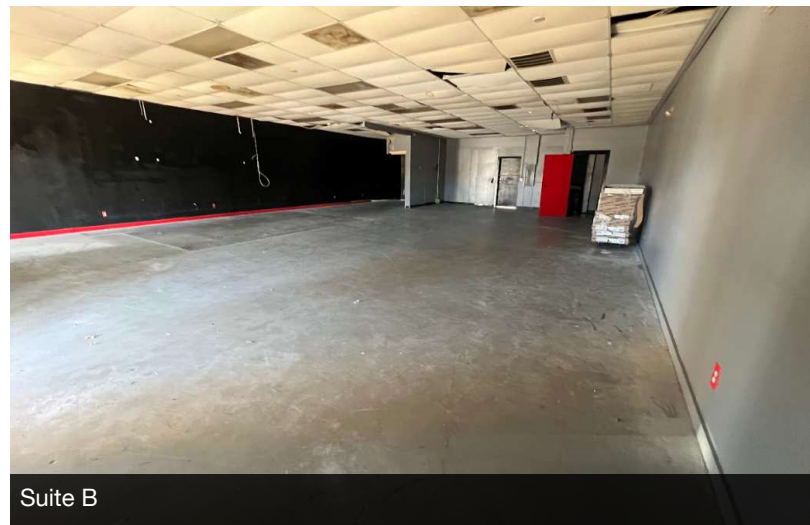
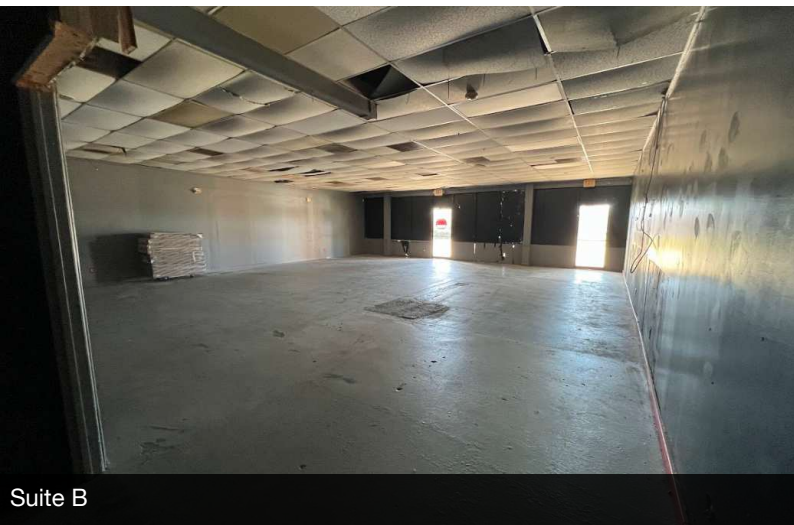
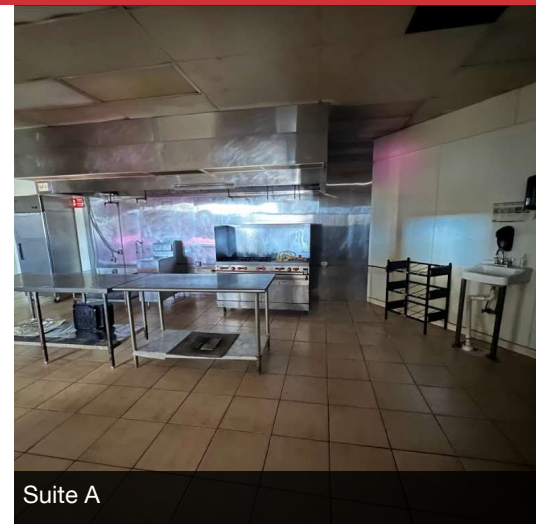
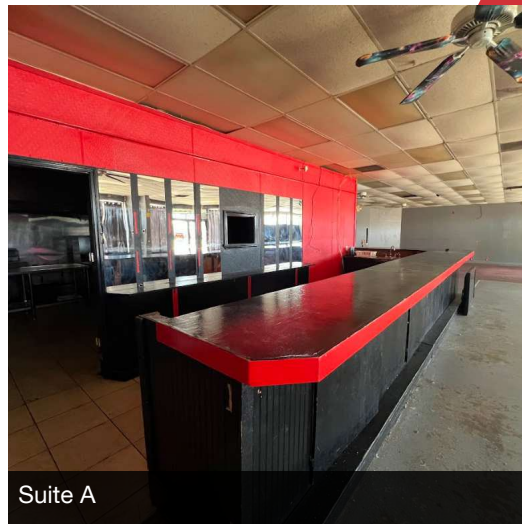
Suite F



Suite F

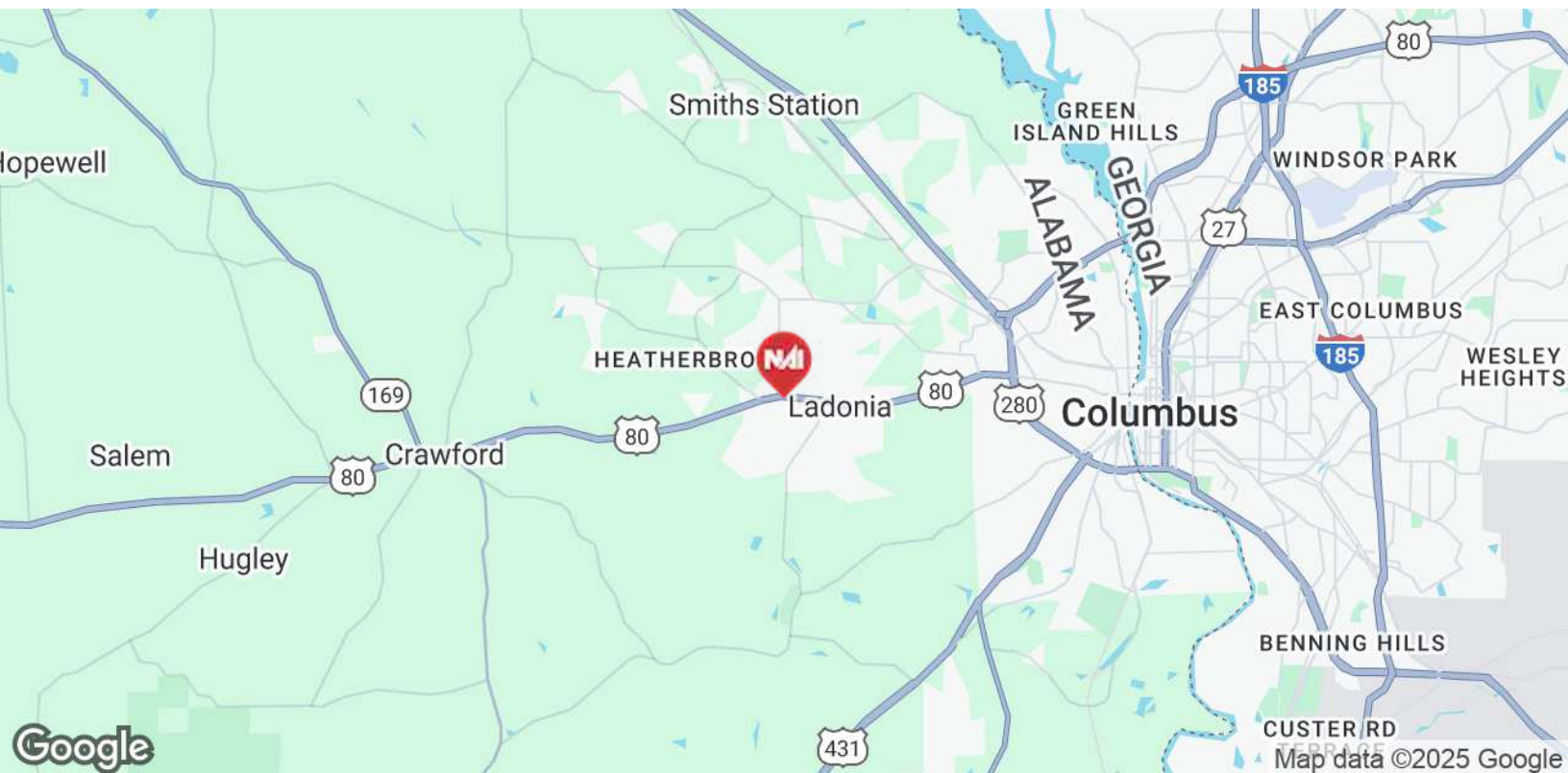
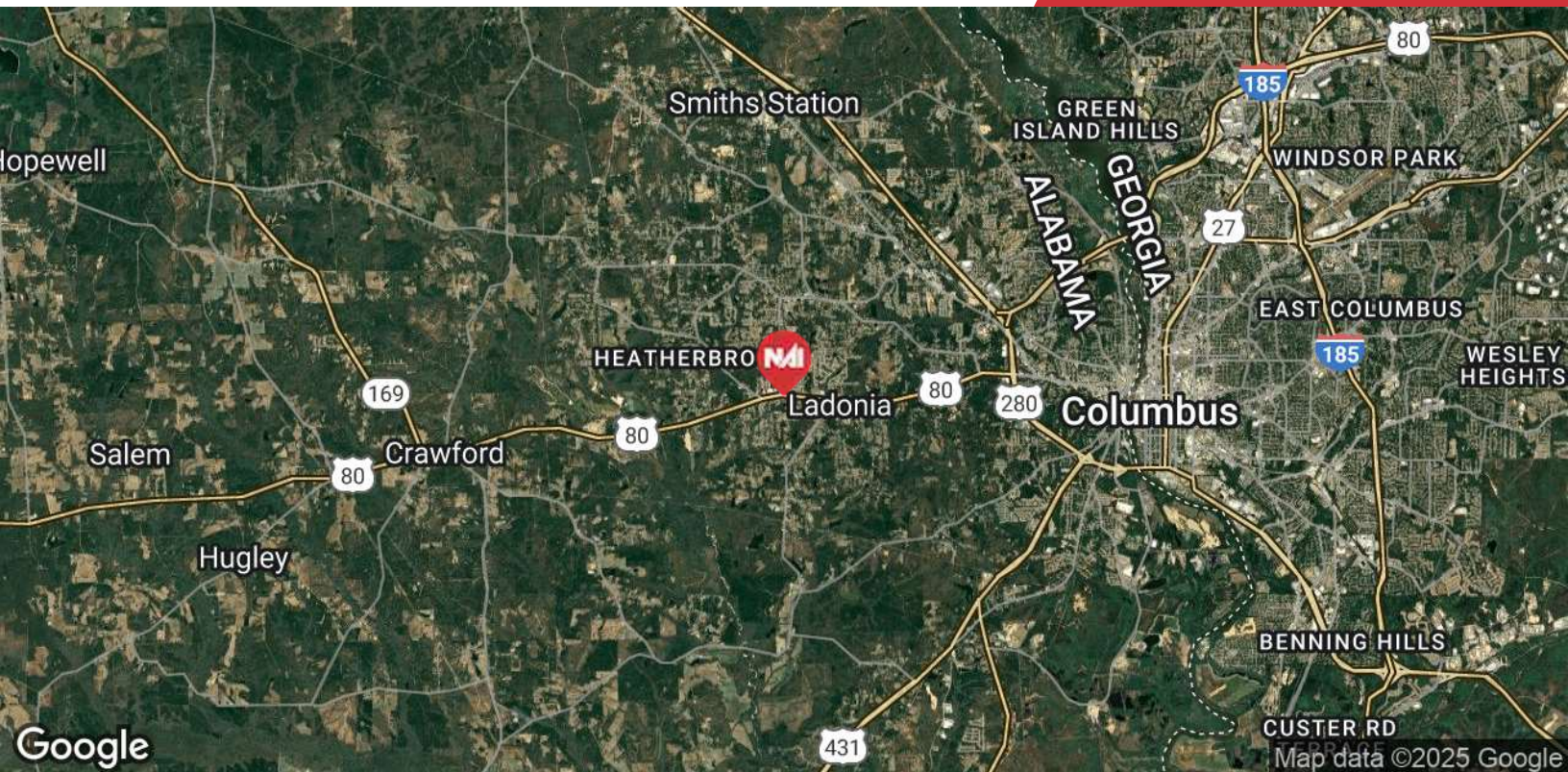


Suite F



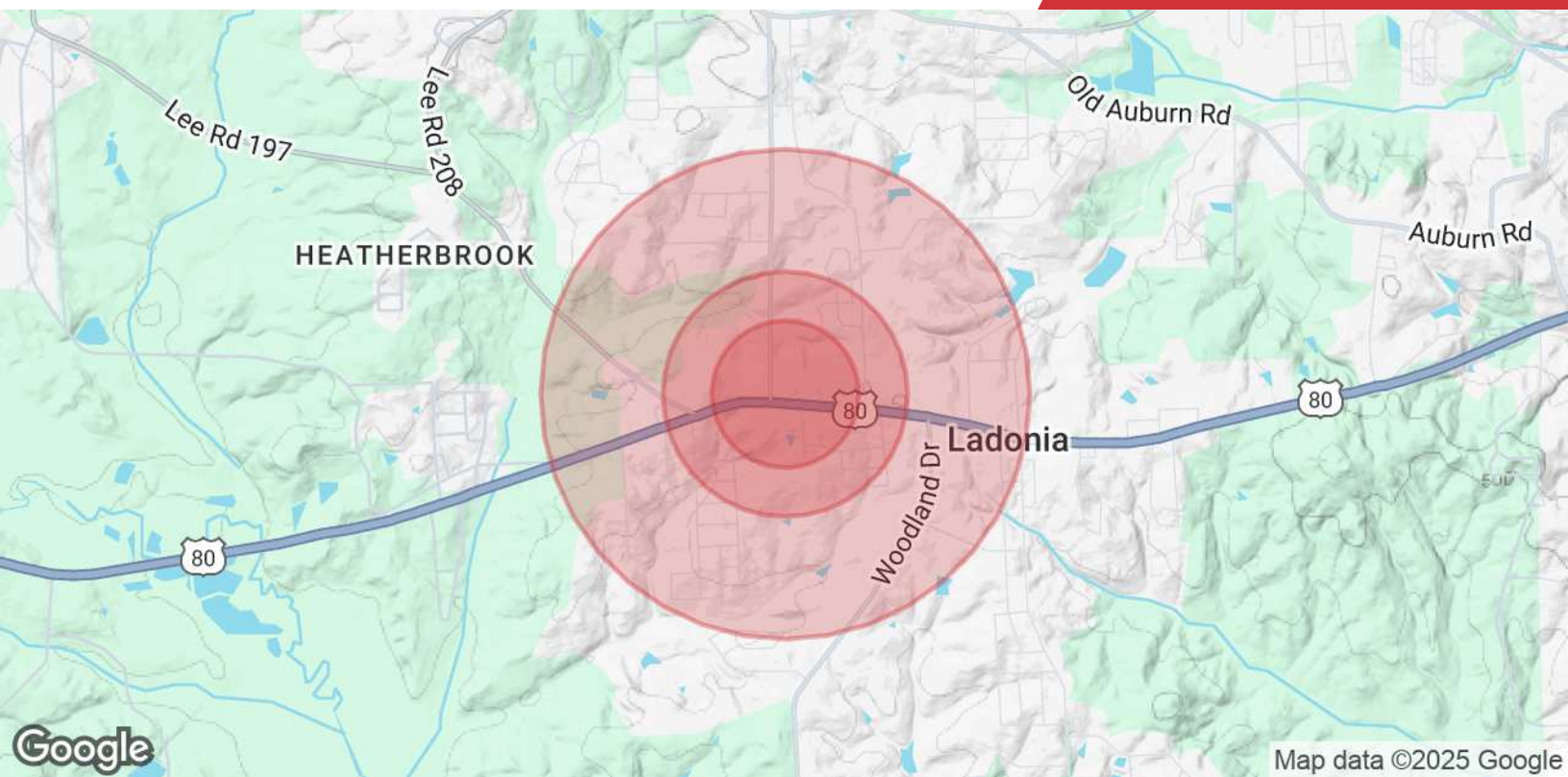


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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	311	1,494	5,366
Average Age	37	37	37
Average Age (Male)	37	37	36
Average Age (Female)	38	38	38

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	115	549	1,945
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$77,496	\$78,541	\$80,284
Average House Value	\$174,766	\$177,589	\$186,985

Demographics data derived from AlphaMap