

FOR LEASE

RETAIL LEASING OPPORTUNITY | PHENIX CITY, ALABAMA

3615 S Railroad St. Phenix City, AL 36867



OFFERING SUMMARY

Lease Rate:	\$13 - 16 SF/yr (MG)
Building Size:	11,426 SF
Available SF:	891 - 5,700 SF
Lot Size:	0.96 Acres
Number of Units:	5
Year Built:	1979
Renovated:	2026

PROPERTY OVERVIEW

Position your business in one of Phenix City's most active retail corridors. This center offers a variety of configurations to accommodate uses ranging from traditional retail to professional services. Select spaces have been recently updated with modern LVP flooring and fresh interior paint. A larger suite is also available, featuring a built-out layout with private offices, conference rooms, a break room, and dedicated restrooms — ideal for office or service-oriented users seeking a turnkey solution.

Located in the heart of Phenix City's primary retail hub, the property provides easy access, and an excellent opportunity for businesses to establish or expand their presence.

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**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

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PROPERTY HIGHLIGHTS

- Prime retail location in Phenix City's main commercial corridor
- Convenient access just off Hwy 280
- Surrounded by national and local retailers
- Multiple suite sizes and layouts available
- Recently updated suites with LVP flooring and fresh paint
- Large suite with offices, conference rooms, break room, and restrooms
- Ideal for retail, office, or service-oriented users

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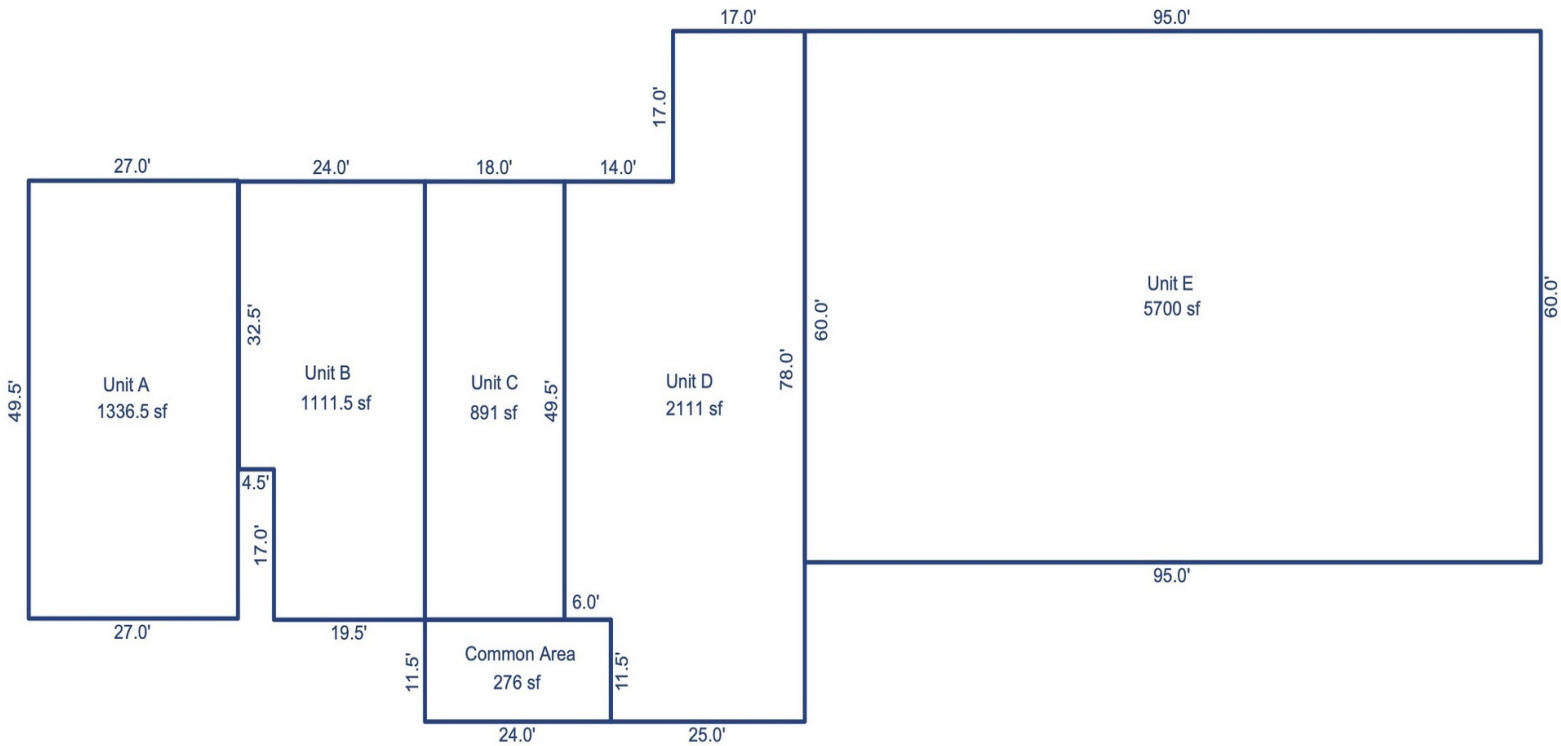


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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	891 - 5,700 SF	Lease Rate:	\$13 - \$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit C	Available	891 SF	Modified Gross	\$16.00 SF/yr
Unit D	Available	2,111 - 3,278 SF	Modified Gross	\$13.00 SF/yr
Unit E	Available	5,700 SF	Modified Gross	\$13.00 SF/yr

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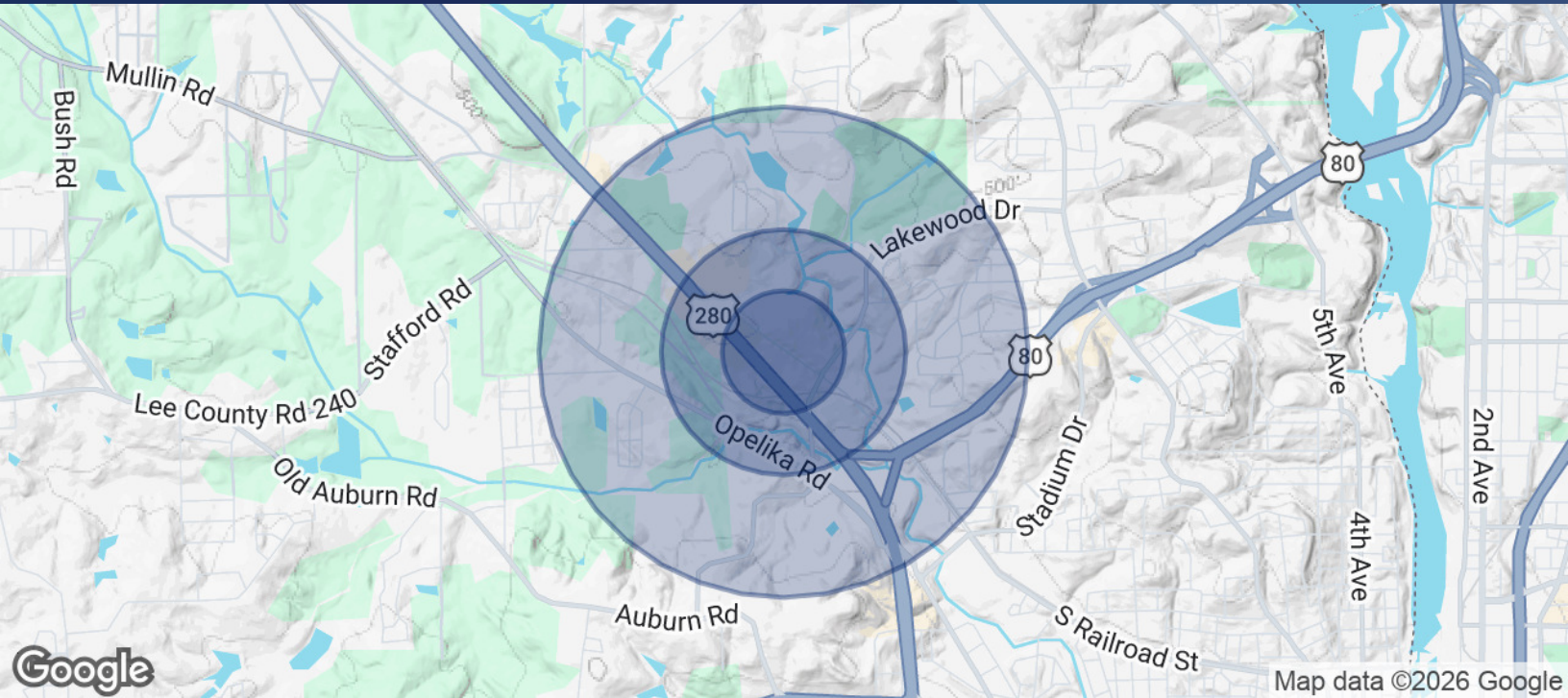


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	360	1,516	6,142
Average Age	47	42.8	40.6
Average Age (Male)	41.3	37	35.2
Average Age (Female)	51.5	47.3	45

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	130	564	2,292
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$80,743	\$76,324	\$73,711
Average House Value	\$173,617	\$179,883	\$182,543

2023 American Community Survey (ACS)

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