



## The Village At Crosswinds

3482 Crosswinds Road, Phenix City, AL 36869

### Property Highlights

- Lease spaces in new high traffic and visibility grocery-anchored center; Renfro's Market opened June 2020.
- Up to 5,148 SF ready for occupancy

### Property Description

- Up to 5,148 SF available at The Village At Crosswinds, a new grocery-anchored neighborhood center on US 431. Co-tenants include Marco's Pizza, Mr C's Barber Shop, and Alpha Leader. Cold shell ready for buildout.
- Located at the intersection of US 431 / AL 165, a growing retail environment near a Class A apartment community, Chattahoochee Valley Community College, and Troy State University. Plan for new development at The Village At Crosswinds includes a hotel, C-store, and fast-food.

<b>Lease Rate:</b>	\$22.00/SF NNN
<b>Building Size:</b>	13,327 SF
<b>Available SF:</b>	1,500 SF - 5,148 SF

<b>Demographics</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Households</b>	241	9,874	71,808
<b>Total Population</b>	655	26,703	186,120
<b>Average HH Income</b>	\$42,364	\$40,405	\$46,366

### For More Information

**Shaun Roberts**

O: 706 660 5418 x1005 | C: 706 615 6484  
sroberts@g2cre.com | AL #000131497



Full Retail Space



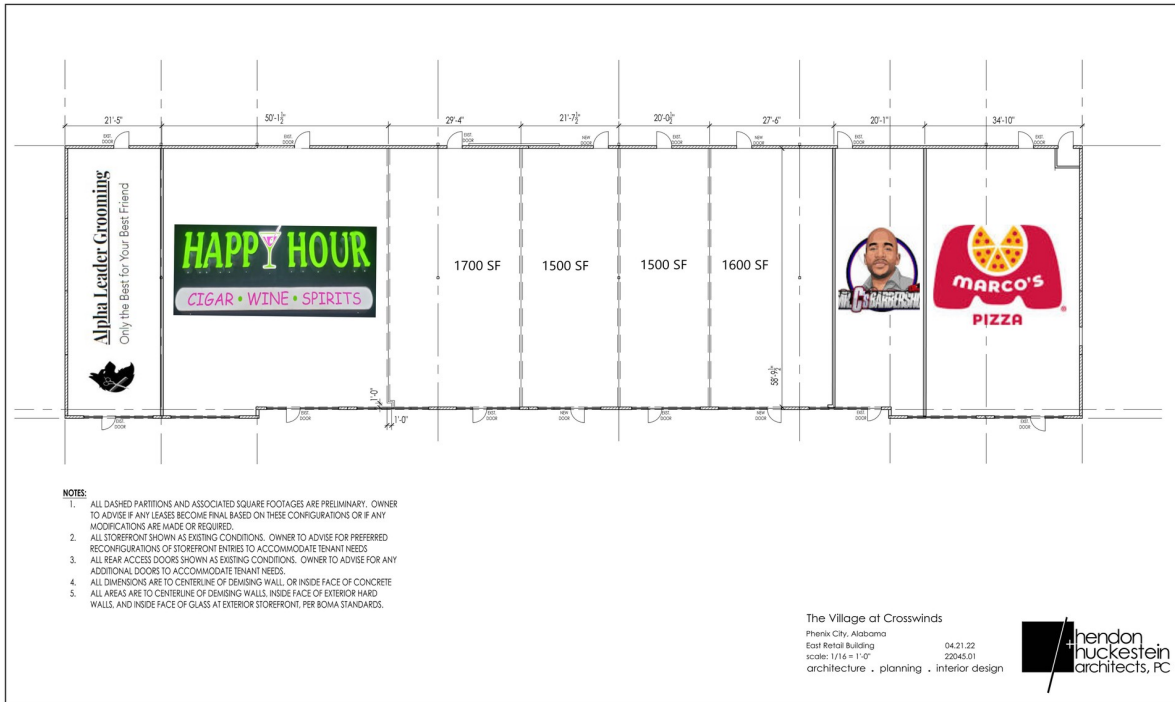
Crosswinds Lease Spaces



Crosswinds Tenants

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5607 Whitesville Road  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



**Available Spaces:**

Suites	Status	Size	Type	Rent	Description
D108	Available	1,300 SF	NNN	\$22.00 SF/yr	Vanilla shell ready for immediate occupancy, custom TI, and leasing incentives available. 1,300 SF minimum up to 6,000 SF available for lease.
E107	Available	1,300 SF	NNN	\$22.00 SF/yr	Vanilla shell ready for immediate occupancy, custom TI, and leasing incentives available. 1,300 SF minimum up to 6,000 SF available for lease.
F106	Available	1,300 SF	NNN	\$22.00 SF/yr	Vanilla shell ready for immediate occupancy, custom TI, and leasing incentives available. 1,300 SF minimum up to 6,000 SF available for lease.
G105	Available	1,300 SF	NNN	\$22.00 SF/yr	Vanilla shell ready for immediate occupancy, custom TI, and leasing incentives available. 1,300 SF minimum up to 6,000 SF available for lease.

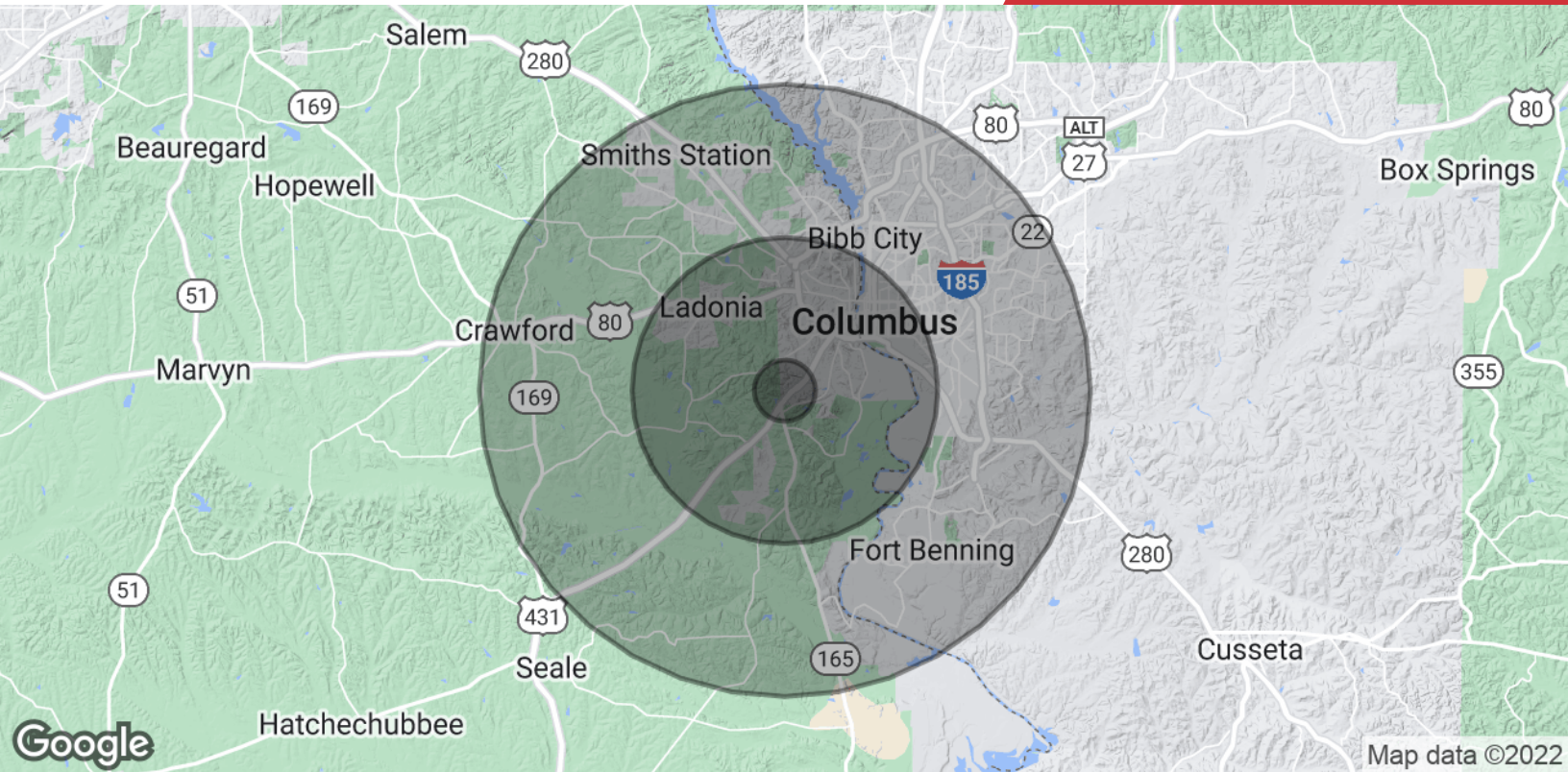


Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5607 Whitesville Road  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)





**Population**

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Population</b>	655	26,703	186,120
<b>Average age</b>	36.6	35.2	34.0
<b>Average age (Male)</b>	31.9	33.1	32.0
<b>Average age (Female)</b>	40.6	37.3	35.4

**Households & Income**

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total households</b>	241	9,874	71,808
<b># of persons per HH</b>	2.7	2.7	2.6
<b>Average HH income</b>	\$42,364	\$40,405	\$46,366
<b>Average house value</b>	\$102,942	\$107,448	\$133,299

\* Demographic data derived from 2020 ACS - US Census