

For Lease

Office Building

3,672 - 9,903 SF | Negotiable



Stadium Healthcare Center

1810 Stadium Drive Phenix City, AL 36867

Property Highlights

- Class A Medical Office Building
- Full-Service Lease (includes Power, Water & CAM)
- Responsive Property Management Staff
- Private conference room & break room available for all tenants

Property Overview

Class "A" Medical Office Building located just off US-80 in Phenix City, Alabama.

Private conference room and break room available for all tenants.

Offering Summary

Lease Rate:	Negotiable
Building Size:	35,267 SF
Available SF:	2,859 - 9,903 SF
Lot Size:	4.51 Acres

Spaces	Lease Rate	Space Size
Suite 130	Negotiable	3,978 SF
Suite 210	Negotiable	6,531 SF
Suite 210B	Negotiable	3,672 SF

For More Information

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Suite 130 Floorplan



1.23.24

Phenix City - 1810

1810 Stadium Drive
Phenix City, AL 36867

Floor
1

Report ID 2

Vacant

Suite 130 - Final Tenant

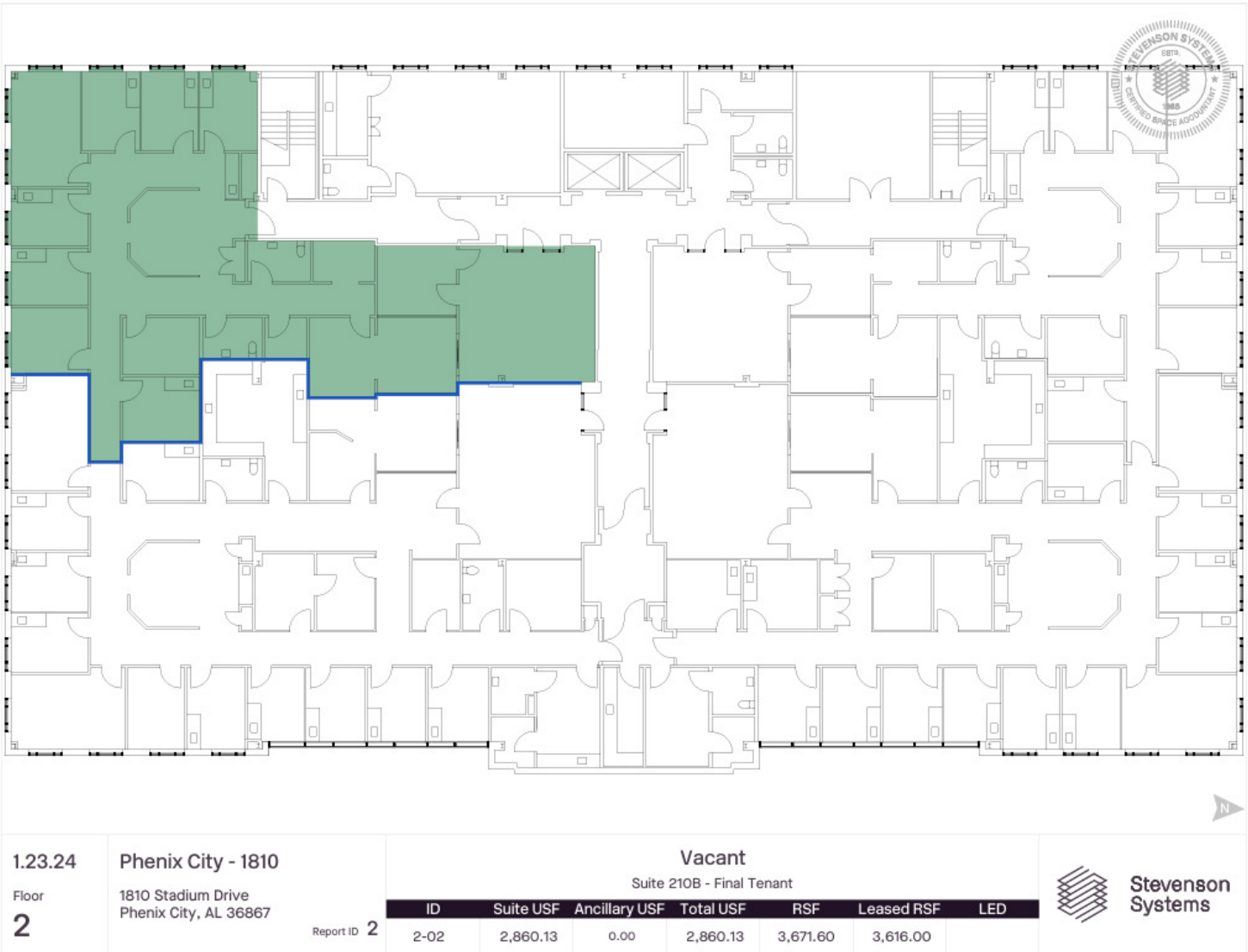
ID	Suite USF	Ancillary USF	Total USF	RSF	Leased RSF	LED
1-02	3,328.00	0.00	3,328.00	3,977.59	3,285.00	

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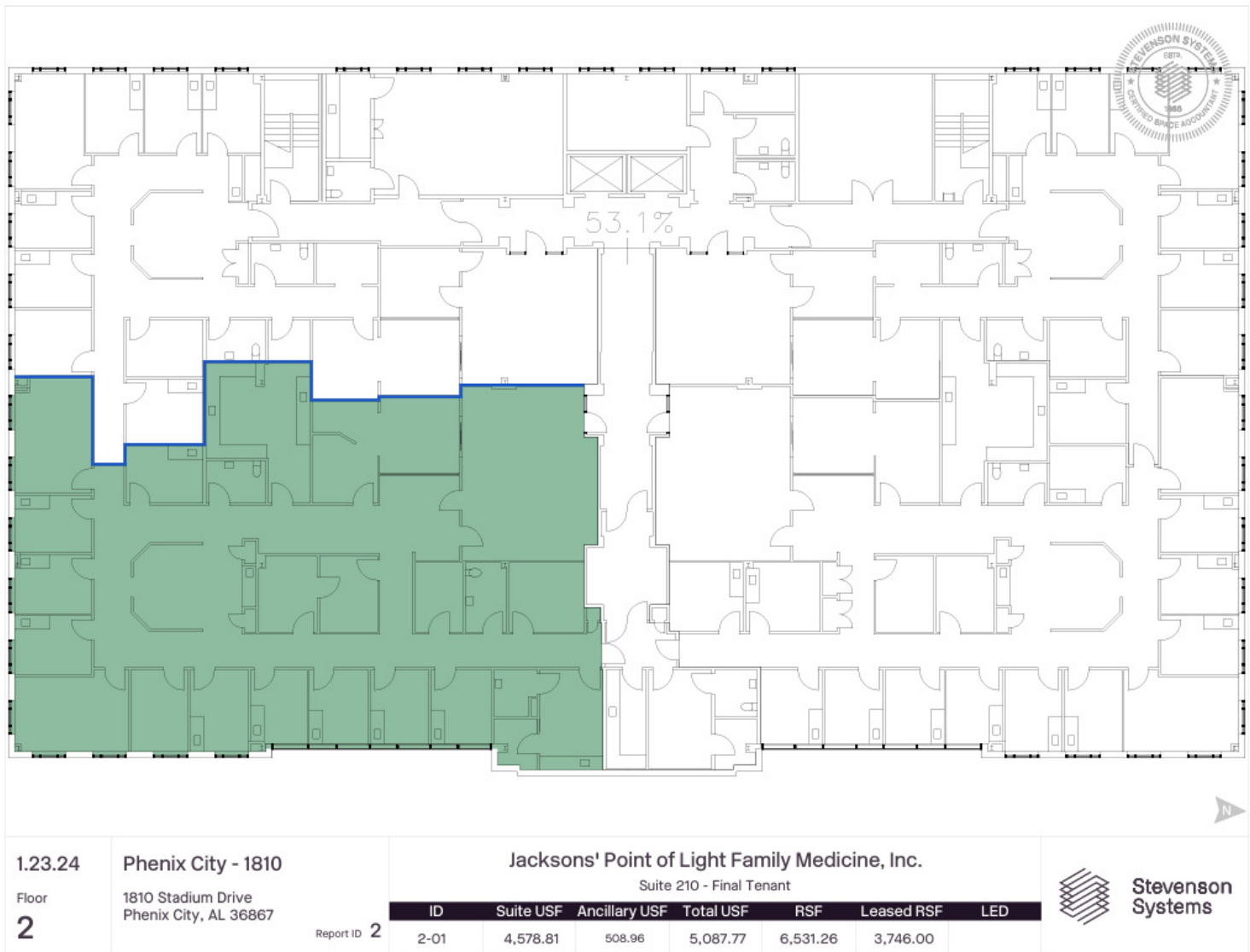
Suite 210B Floorplan



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Suite 210 Floorplan



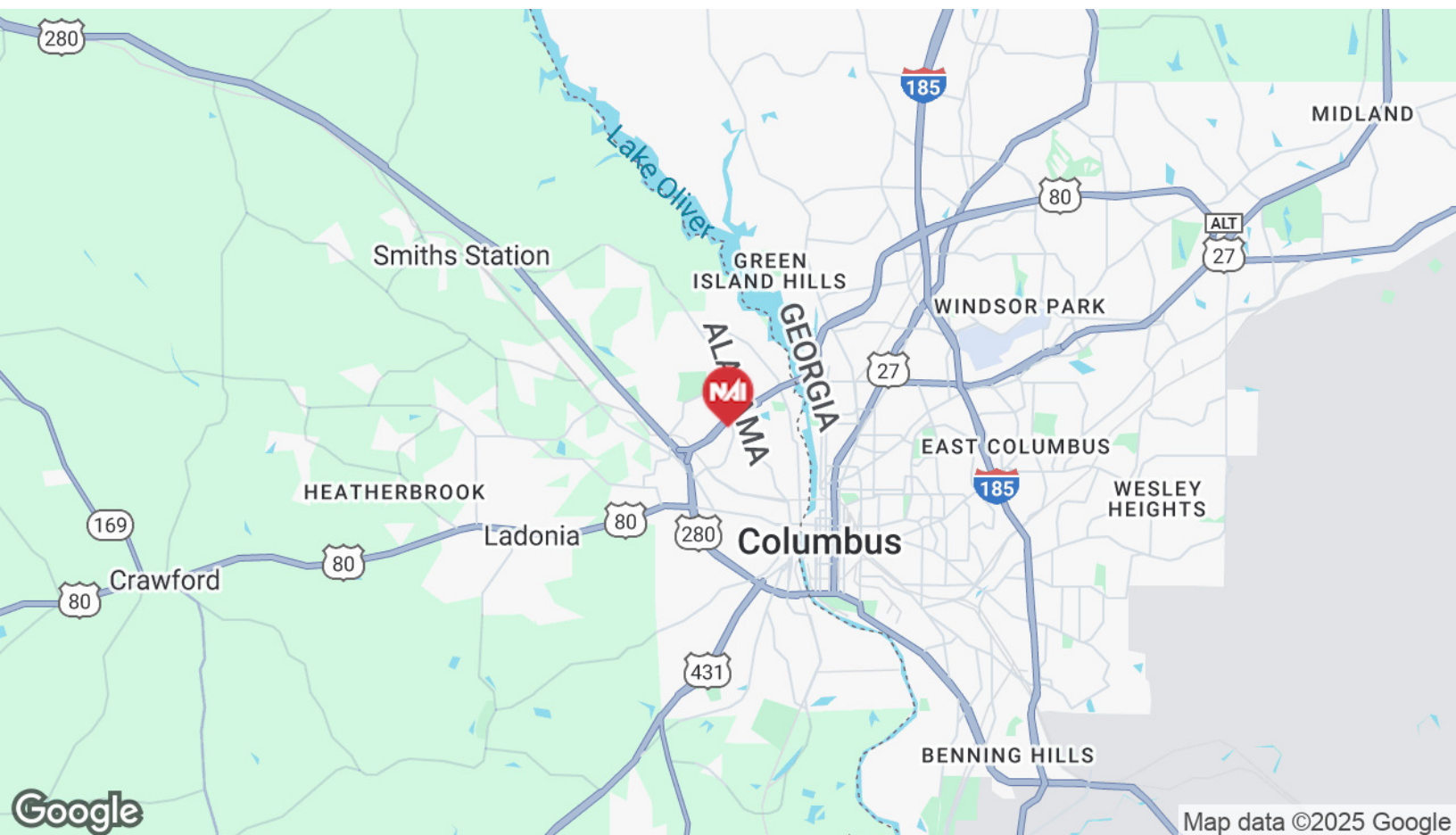
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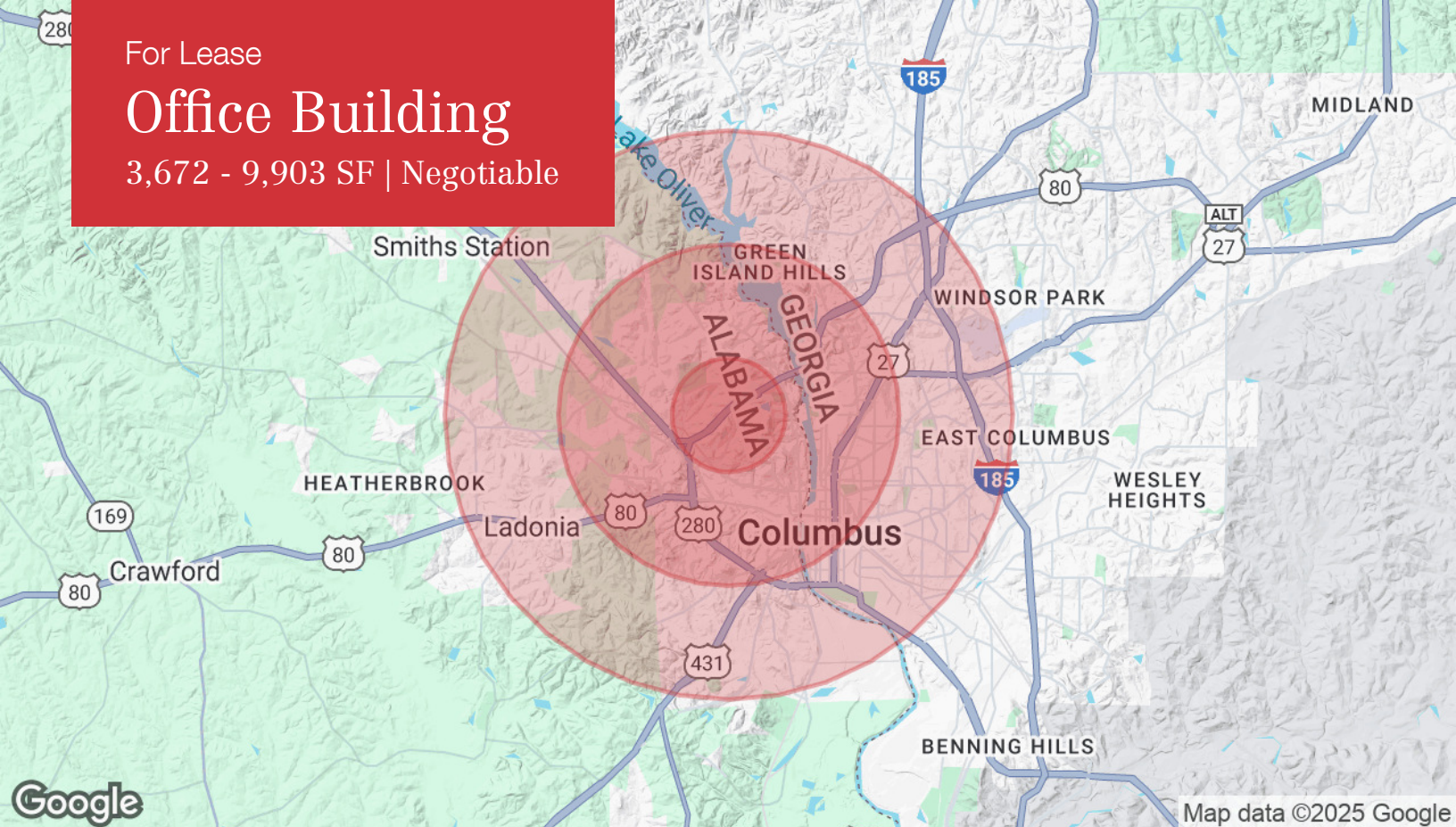
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,757	39,107	96,711
Average Age	33.4	34.7	35.7
Average Age (Male)	31.4	33.0	33.9
Average Age (Female)	36.3	36.4	37.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,523	15,866	39,419
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$47,752	\$42,276	\$50,813
Average House Value	\$133,337	\$124,148	\$141,862

* Demographic data derived from 2020 ACS - US Census