

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 140	Negotiable	2,874 SF
Suite 210	Negotiable	6,531 SF

For More Information

Jack Hayes, SIOR, CCIM

O: 706 660 5418 x1002

jhayes@g2cre.com | AL #000094654



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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



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Office Building

Suite 130 Floorplan



1.23.24

Phenix City - 1810

Vacant

Floor

1810 Stadium Drive
Phenix City, AL 36867

Suite 130 - Final Tenant

1

Report ID 2

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 140 Floor Plan



1.23.24 Phenix City - 1810

Floor 1
1810 Stadium Drive
Phenix City, AL 36867

Report ID 2

Dr. Bill Berryman, MD

Suite 140 - Final Tenant

ID	Suite USF	Ancillary USF	Total USF	RSF	Leased RSF	LED
1-03	2,404.78	0.00	2,404.78	2,874.17	2,450.00	



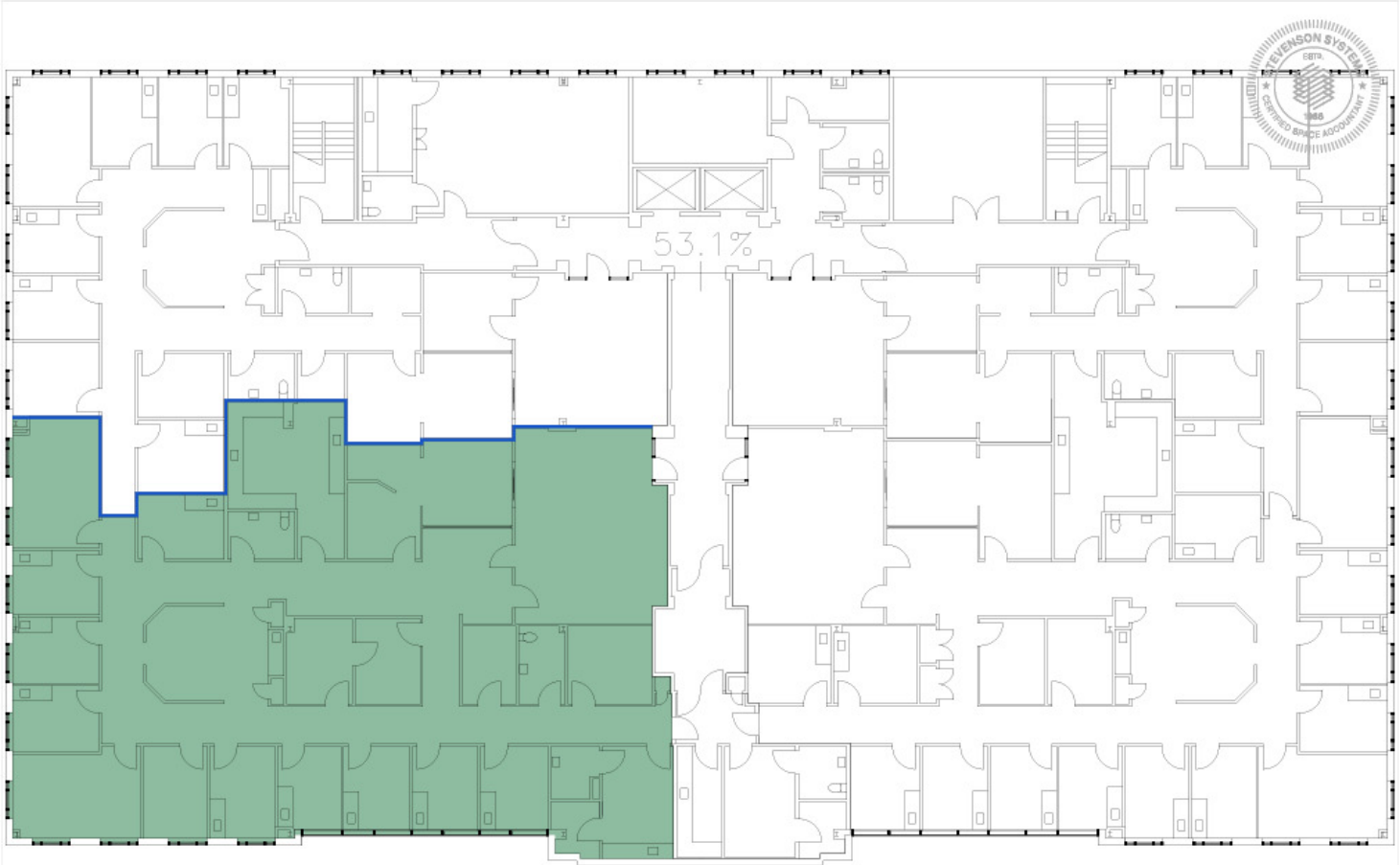
**Stevenson
Systems**

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For Lease

Office Building

Suite 210 Floorplan



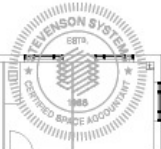
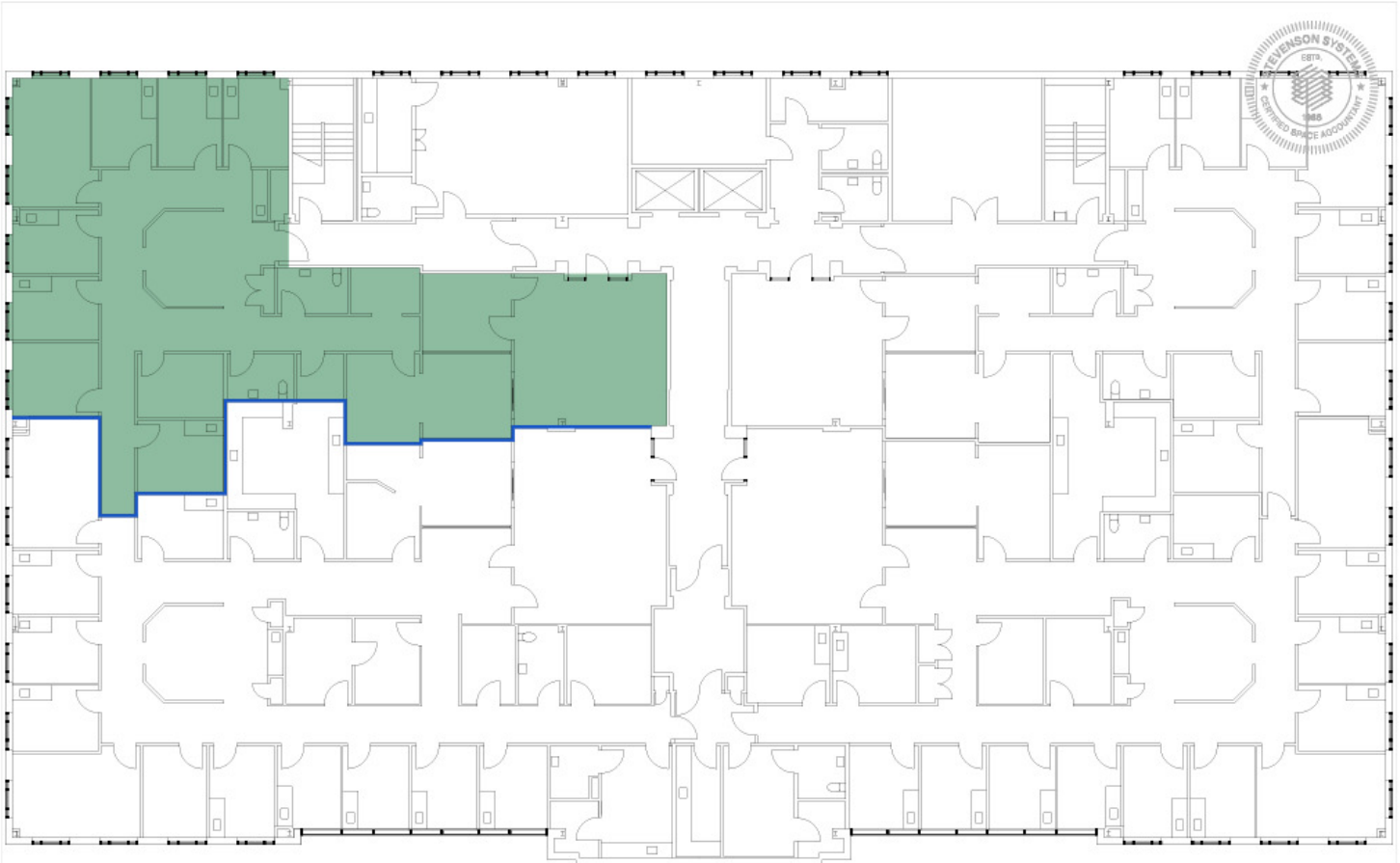
1.23.24 Floor 2	Phenix City - 1810 1810 Stadium Drive Phenix City, AL 36867	Jacksons' Point of Light Family Medicine, Inc.					 Stevenson Systems	
		Suite 210 - Final Tenant						
Report ID 2		ID	Suite USF	Ancillary USF	Total USF	RSF	Leased RSF	LED
		2-01	4,578.81	508.96	5,087.77	6,531.26	3,746.00	


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For Lease

Office Building

Suite 210B Floorplan



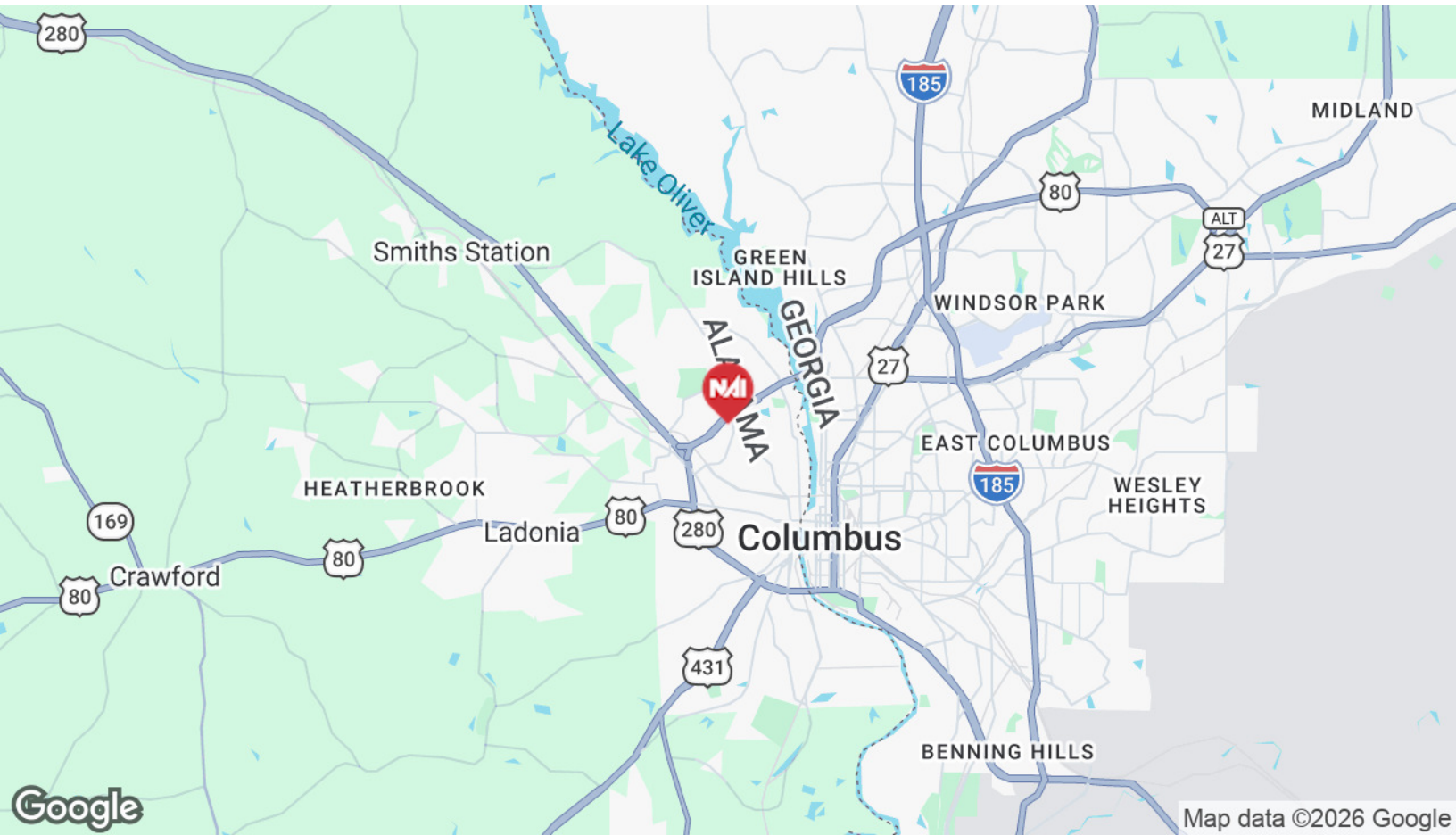
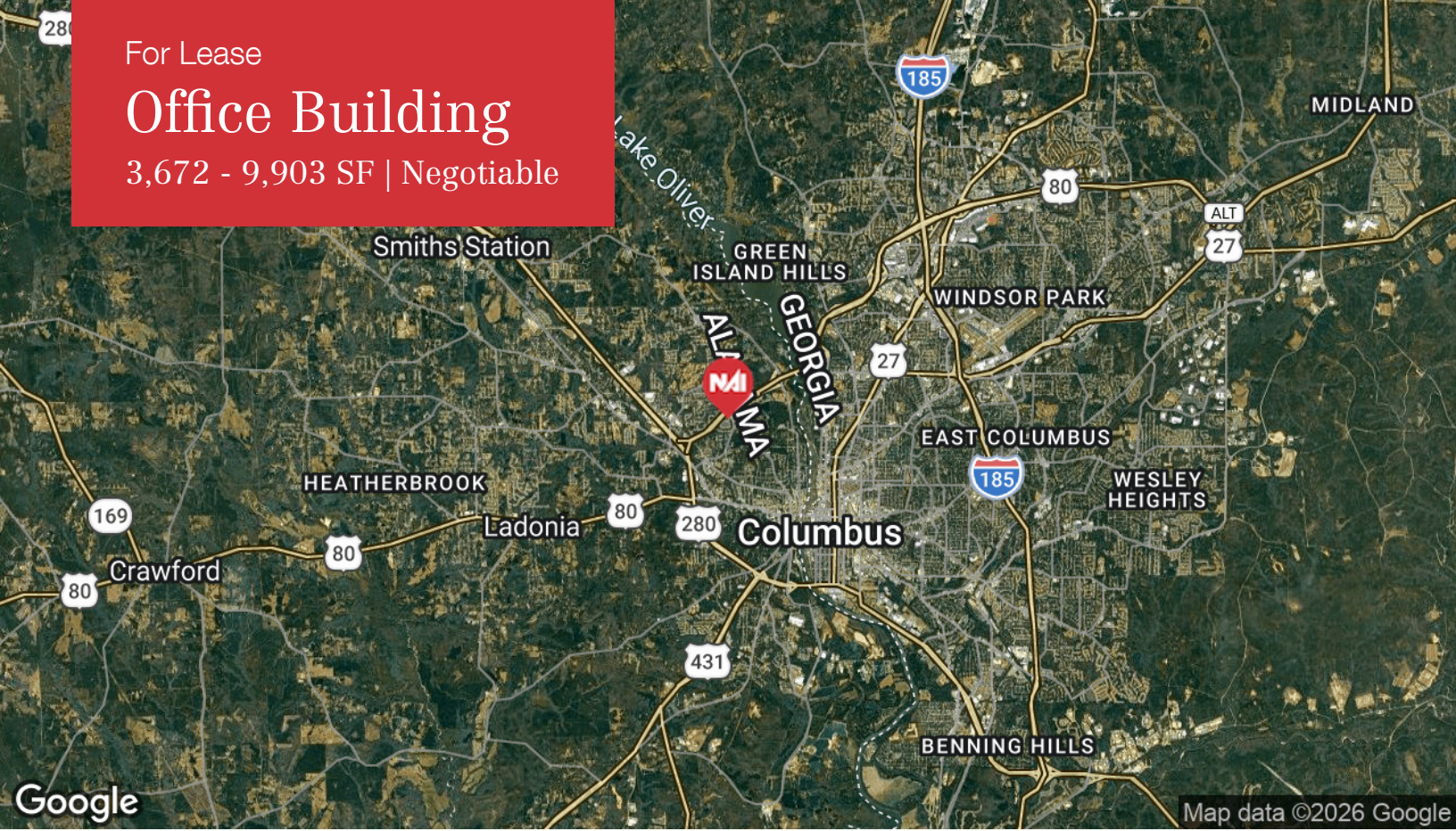
1.23.24 Floor 2	Phenix City - 1810 1810 Stadium Drive Phenix City, AL 36867	Vacant						 Stevenson Systems
		Suite 210B - Final Tenant						
		ID	Suite USF	Ancillary USF	Total USF	RSF	Leased RSF	
Report ID 2	2-02	2,860.13	0.00	2,860.13	3,671.60	3,616.00		

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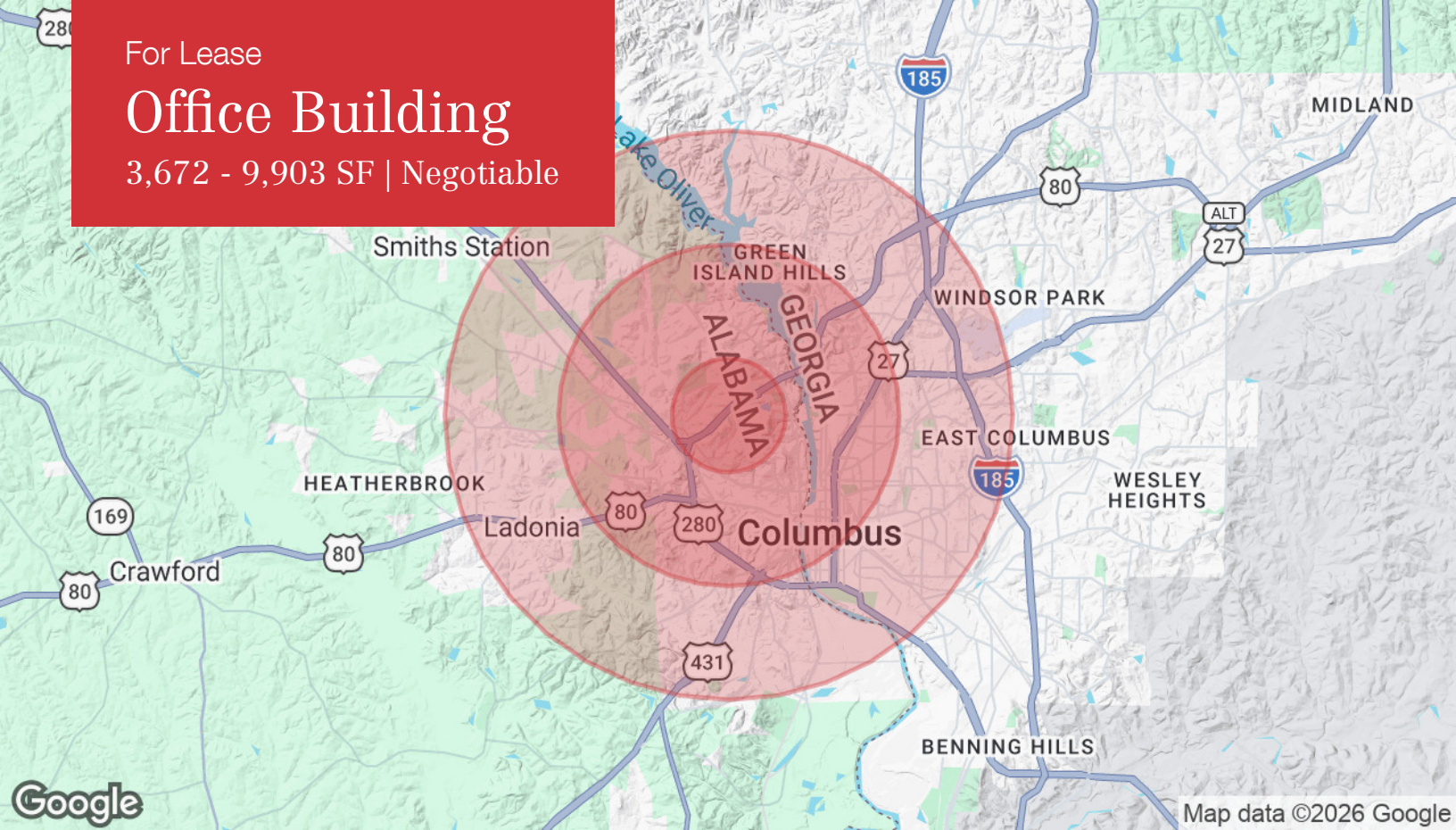
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,757	39,107	96,711
Average Age	33.4	34.7	35.7
Average Age (Male)	31.4	33.0	33.9
Average Age (Female)	36.3	36.4	37.2

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