NAIG2 Commercial

FOR SALE

+/- 13,248 SF | $1,200,000

Medical / Office Space

1610 Opelika Rd

Phenix City, Alabama 36867

Property Highlights

- - +/- 13,248 SF freestanding building
- - separate office sections with separate entryways
- - exam rooms for medical office use
- - ample parking for employees and patients
- - warehouse / storage space

Offering Summary

Sale Price:	$1,200,000
Building Size:	+/- 13,248 SF
Available SF:	+/- 13,248 SF
Lot Size:	0.83 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,315	48,347	115,407
Total Population	6,092	99,036	259,390
Average HH Income	$37,812	$51,236	$56,458

For More Information

Lakshmi Karthik
O: 706 660 5418
lkarthik@g2cre.com

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Columbus, GA 31904
706 660 5418 tel
G2cre.com

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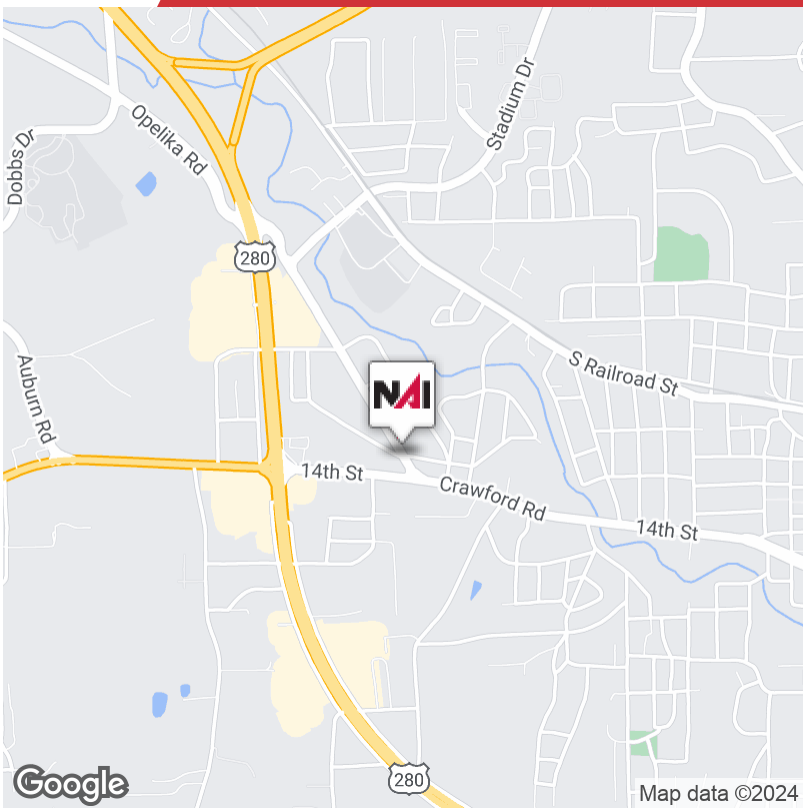
Executive Summary



Offering Summary

Sale Price:	$1,200,000
Building Size:	+/- 13,248 SF
Available SF:	+/- 13,248 SF
Lot Size:	0.83 Acres
Number of Units:	2
Price / SF:	$90.58

Property Overview

This +/- 13,248 SF freestanding building is listed at $1,200,000 and sits on 0.83 acres of land. The building is compromised of two separate sections of medical offices, with separate entry's, currently known as Caring For Kids and Alabama Obstetrics. Ample parking is available for both employees and patients / visitors. Warehouse / storage space is available in the rear of the building. This property would be ideal for another medical office as there are several exam rooms and bathrooms are included in both office spaces, along with a lobby / reception area, waiting rooms, nurses station, private offices and break room.

Location is prime as it's right off of US-80 / Crawford Rd and US HWY 280 for travel purposes. Both CVS Pharmacy and Walgreens are under a mile away from the property.

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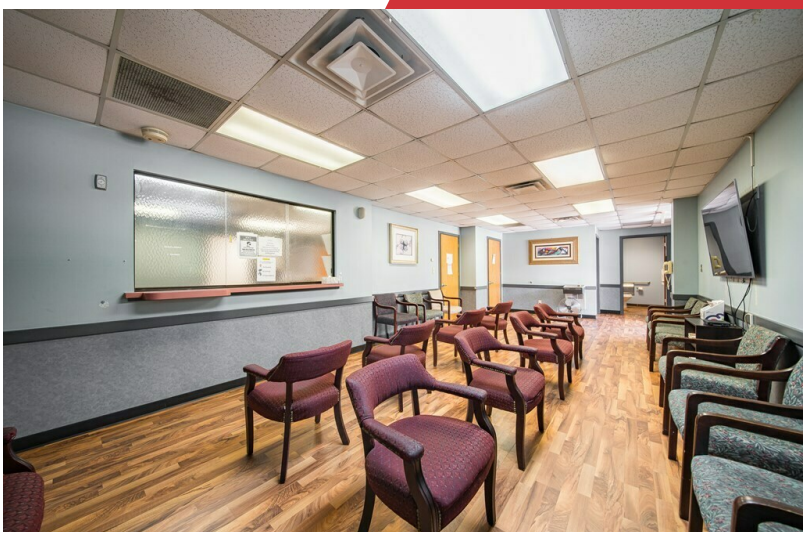
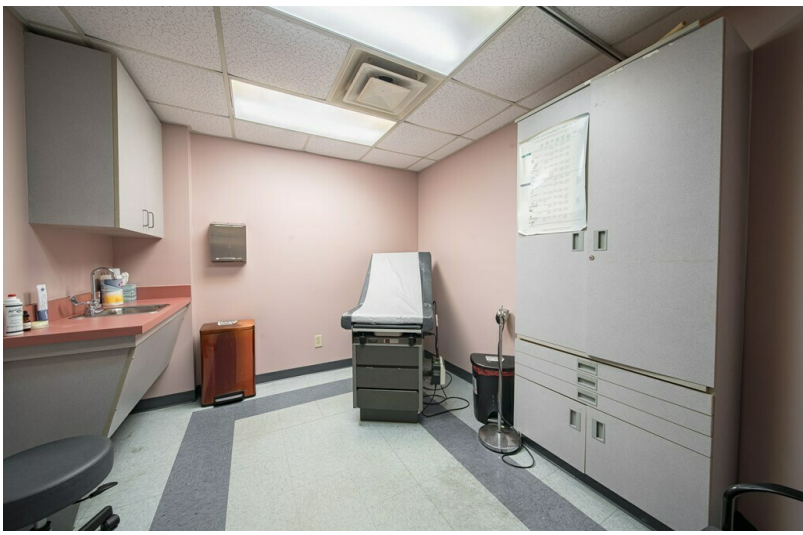
Photos





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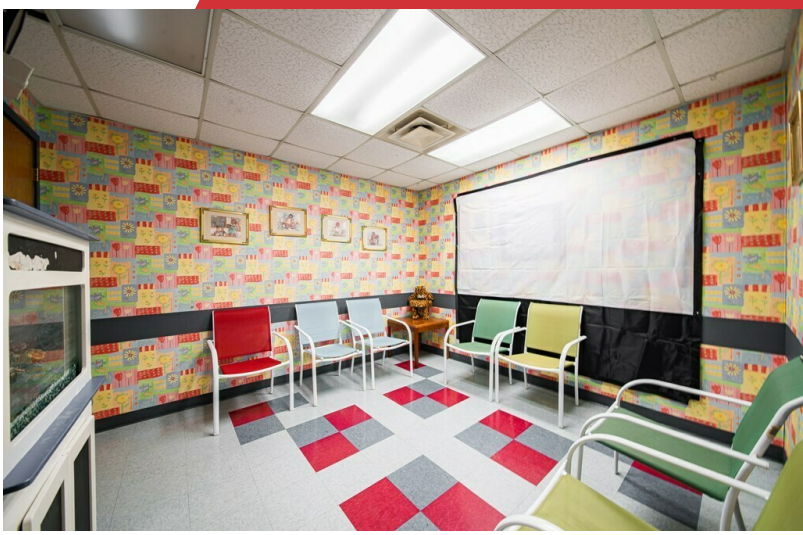
Additional Photos



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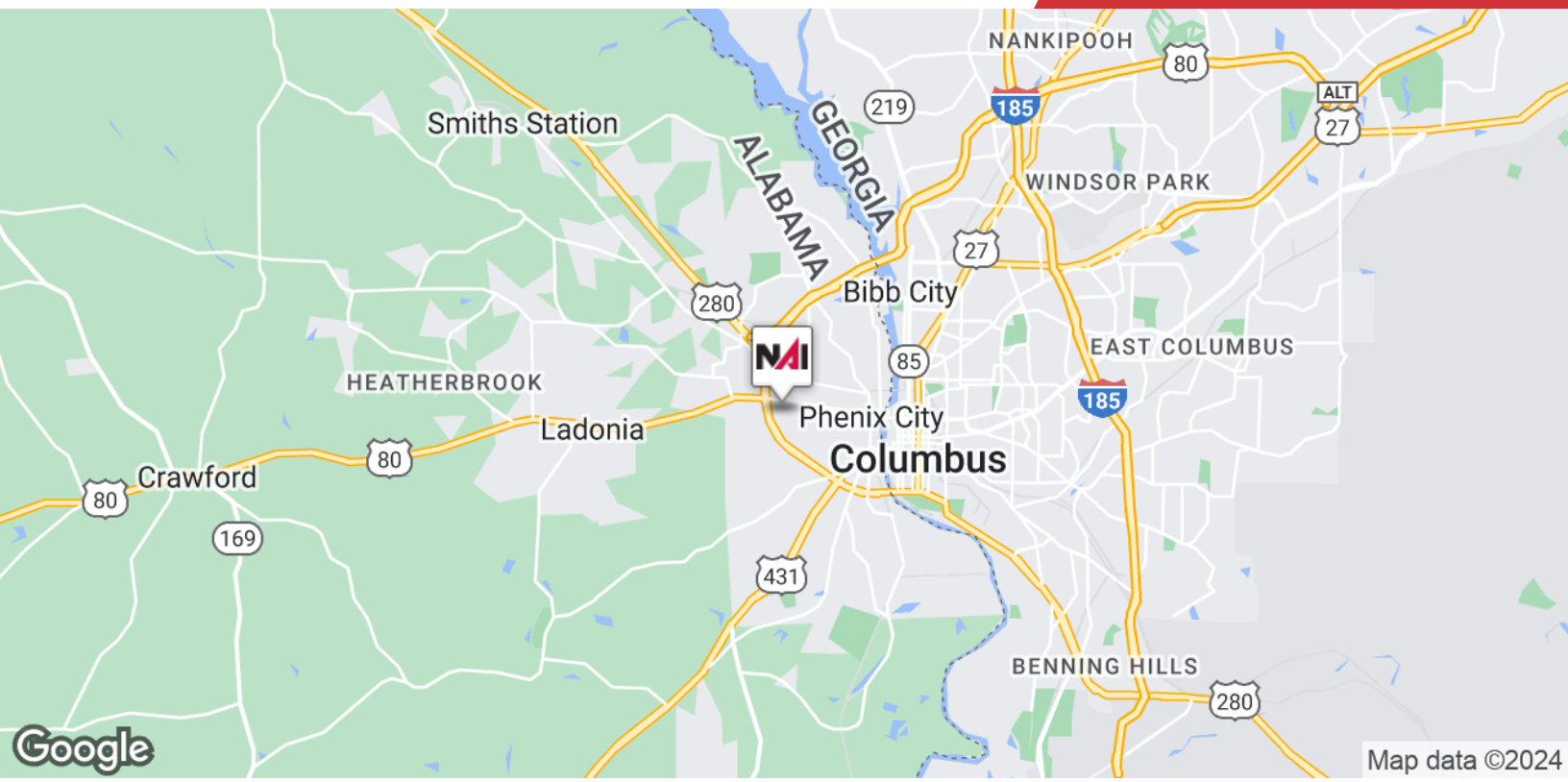
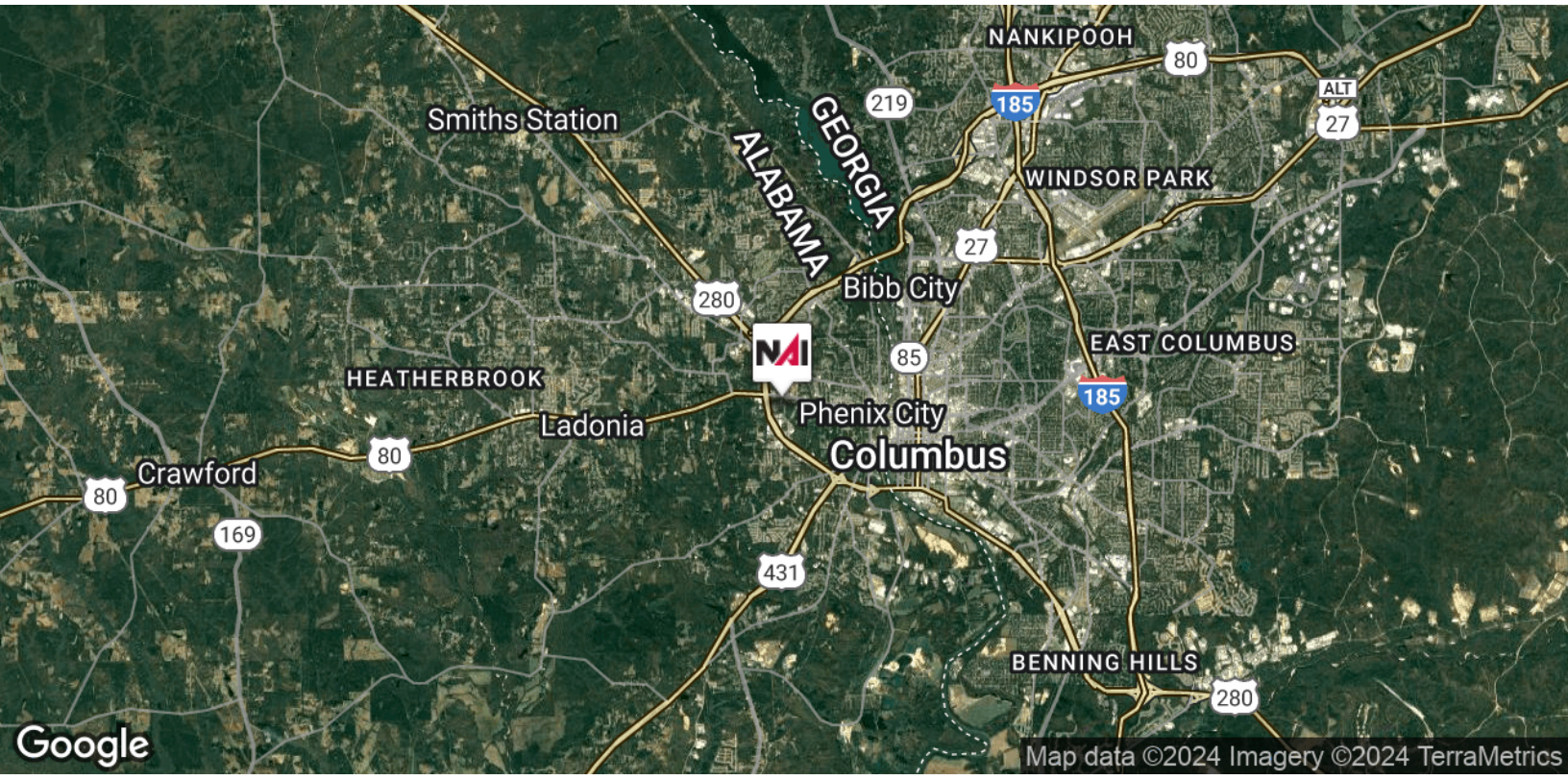
Location Maps





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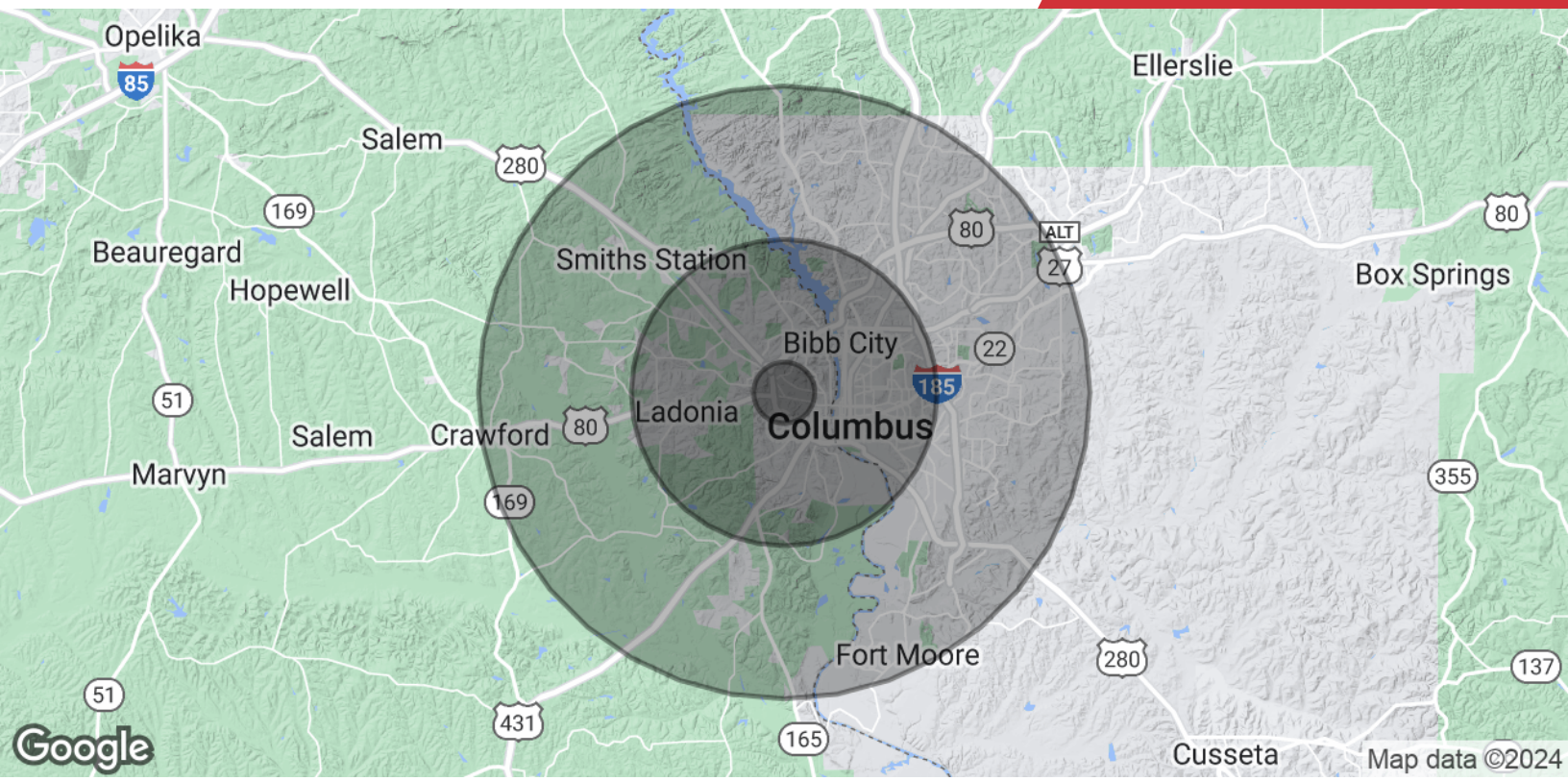
Demographics



Population	1 Mile	5 Miles	10 Miles
Total Population	6,092	99,036	259,390
Average Age	36.8	37.3	36.1
Average Age (Male)	34.3	35.5	34.5
Average Age (Female)	37.8	38.6	38.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,315	48,347	115,407
# of Persons per HH	1.8	2.0	2.2
Average HH Income	$37,812	$51,236	$56,458
Average House Value	$103,423	$129,633	$133,706

** Demographic data derived from 2020 ACS - US Census*

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