



## 280 & Main Shopping Center

1417 U.S. 280

Phenix City, Alabama 36867

### Property Highlights

- - Prime location on U.S. 280.
- - +/- 1,500 - 4,600 SF spaces available
- - Excellent visibility and accessibility.

### Property Overview

This property offers excellent visibility and accessibility, making it ideal for diverse business needs. Convenient for both customers and employees, this location sets the stage for your business's growth. With U.S. 280 providing a steady stream of traffic, your enterprise will thrive in this bustling location.

### Offering Summary

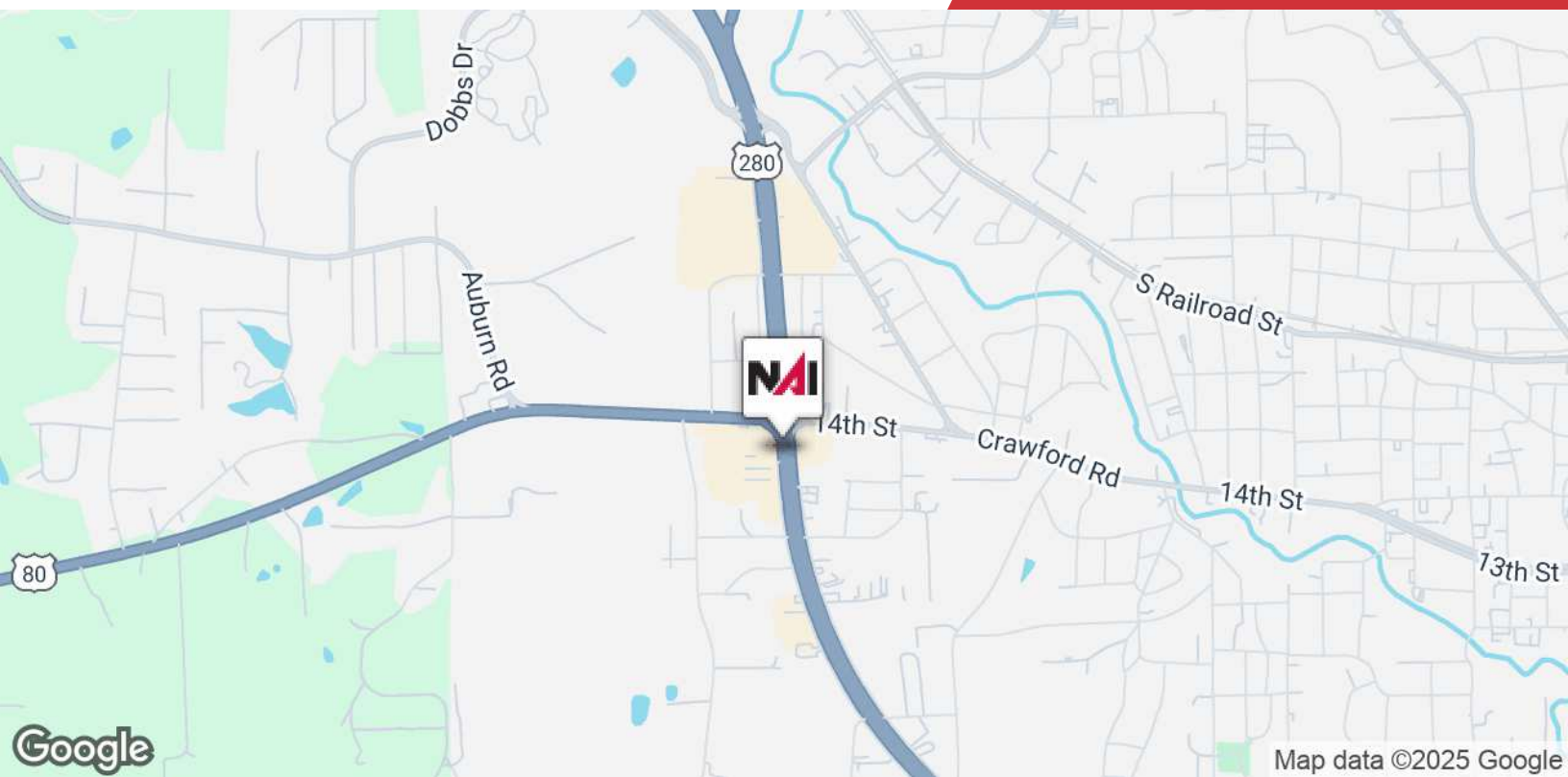
<b>Lease Rate:</b>	\$10.00 - 20.00 SF/yr (MG;NNN)
<b>Available SF:</b>	+/- 1,500 - 4,000 SF
<b>Lot Size:</b>	10 Acres

### For More Information

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## Offering Summary

<b>Lease Rate:</b>	\$10.00 - 20.00 SF/yr (MG;NNN)
<b>Available SF:</b>	+/- 1,500 - 4,000 SF
<b>Year Built:</b>	1970

## Property Overview

The 280 & Main shopping center is located at the intersection of US Highway 280 and Highway 80/ Crawford Rd. Planet Fitness, Roses Discount Store, Petsense by Tractor Supply, Harbor Freight Tools, Dunkin Donuts, and Phenix City Express Carwash are also located in this 10 acre shopping center. This location is conveniently located less than 4 miles from Downtown Columbus, GA.

Three spaces available for lease ranging from +/- 1,500 - 4,000 SF. Spaces lease for \$10.00-\$20.00 SF/year.

## Lease Information

<b>Lease Type:</b>	MG ; NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,500 - 4,000 SF	<b>Lease Rate:</b>	\$10.00 - \$20.00 SF/yr

## Available Spaces

### Suite Size (SF)Lease TypeLease RateDescription

Suite 1417	3,600 SF	NNN	\$20.00 SF/yr	Located at 1417 U.S. 280, Phenix City, AL, 36867, this exceptional +/- 3,600 SF retail/office space offers a prime leasing opportunity in the 280 & Main Shopping Center. Most recently used as a home health company, this space entails 11 private office spaces, bathrooms, a break room, conference room, storage room, mop closet and water fountain. Neutral paint and carpet is throughout the space. Schedule a tour today and envision your business flourishing at this premier location!
Suite A	2,500 SF	NNN	\$15.00 SF/yr	+/- 2,500 SF space. Can also be leased with Suite 1417 to make a +/- 6,100 SF space.
Suite B	1,500 SF	Modified Gross	\$10.00 SF/yr	+/- 1,500 SF shell space with unfinished sheetrock. Could be used for a variety of purposes, such as a climatized warehouse. Can be combined with Suite C.
Suite C	4,000 SF	Modified Gross	\$10.00 SF/yr	+/- 4,000 SF space with roll up door and cinder block storage. Could be used for a variety of purposes, such as a contractor's office or warehouse. Can be combined with Suite B.

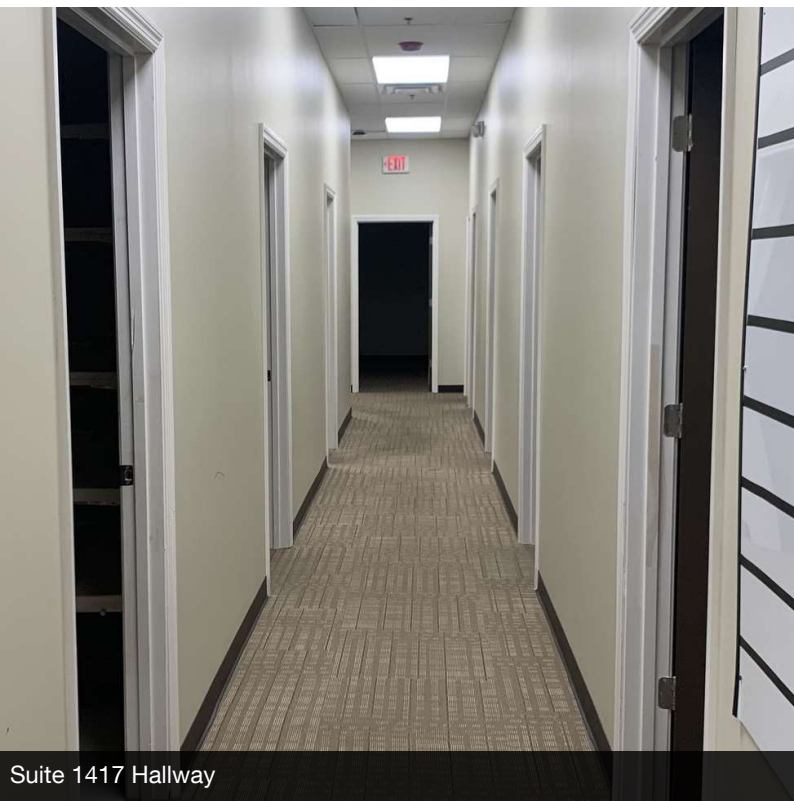




Suite 1417 Exterior



Suite 1417 Entrance / Lobby



Suite 1417 Hallway



Suite 1417 Storage Room





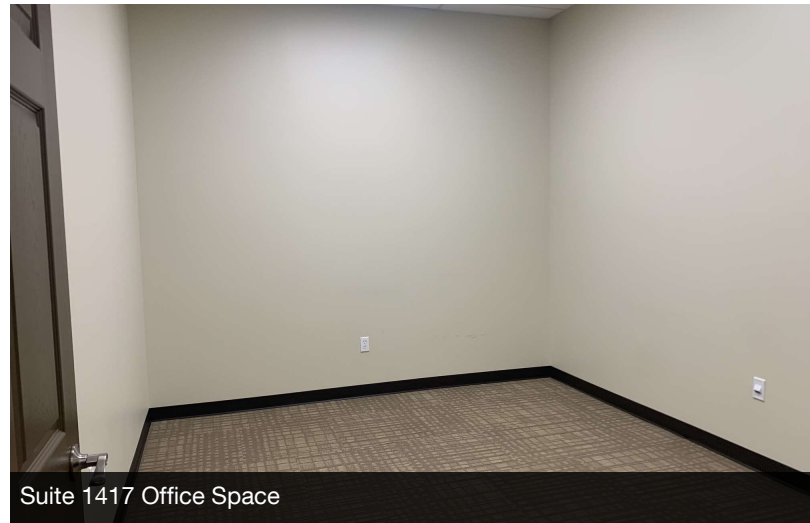
Suite 1417 Conference Room



Suite 1417 Bathrooms



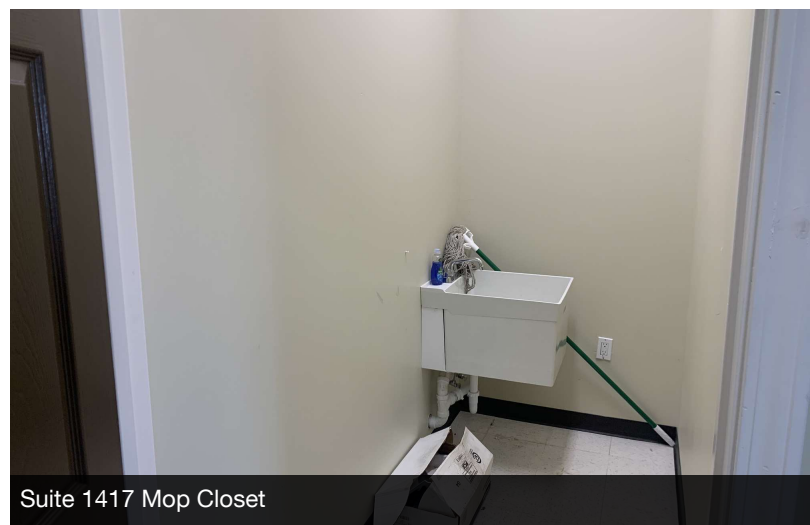
Suite 1417 Break Room



Suite 1417 Office Space



Suite 1417 Office Spaces



Suite 1417 Mop Closet

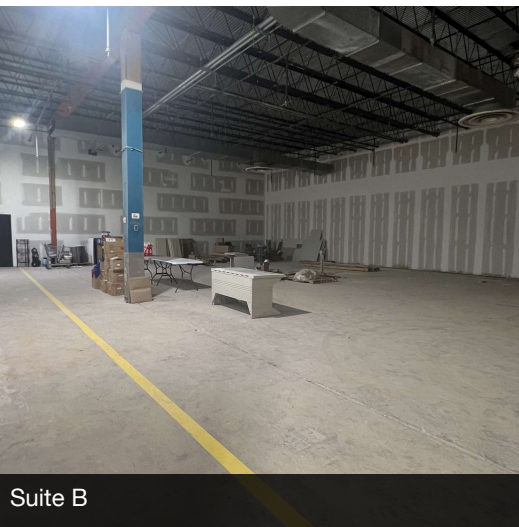




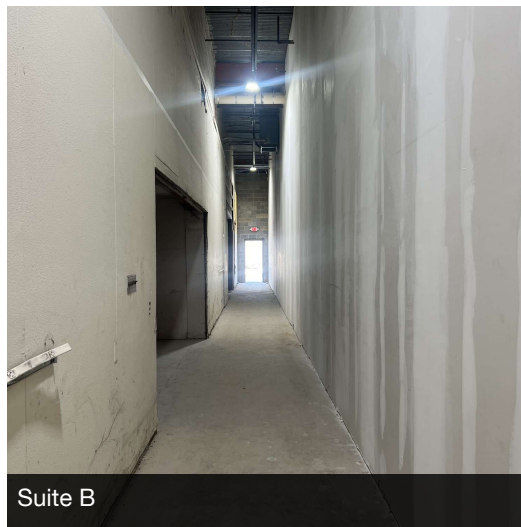
Suite A



Suite A



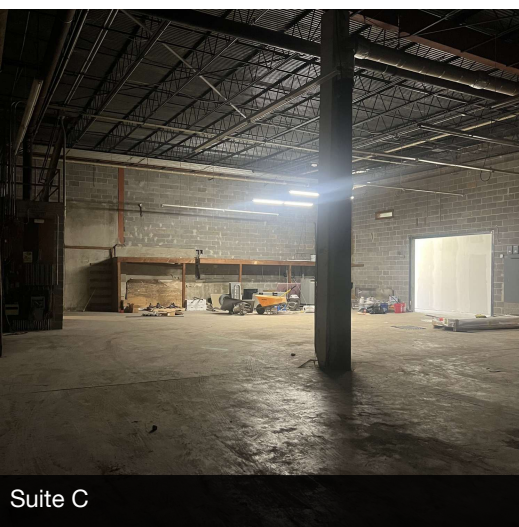
Suite B



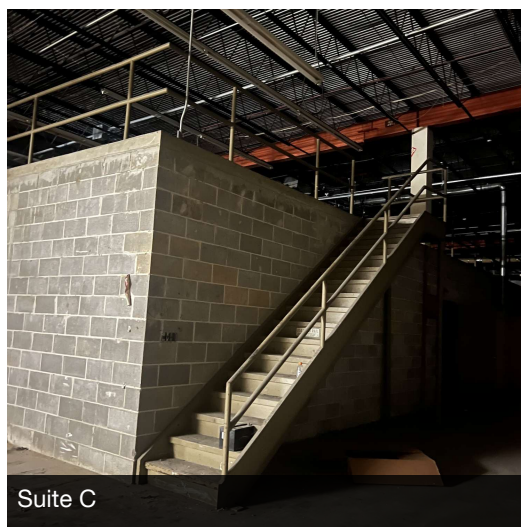
Suite B



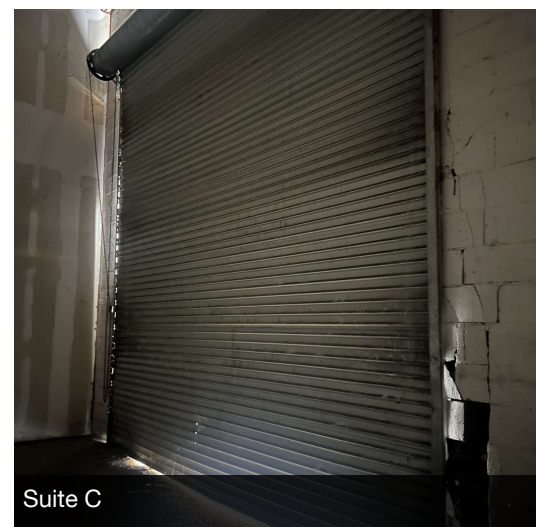
Suite B



Suite C

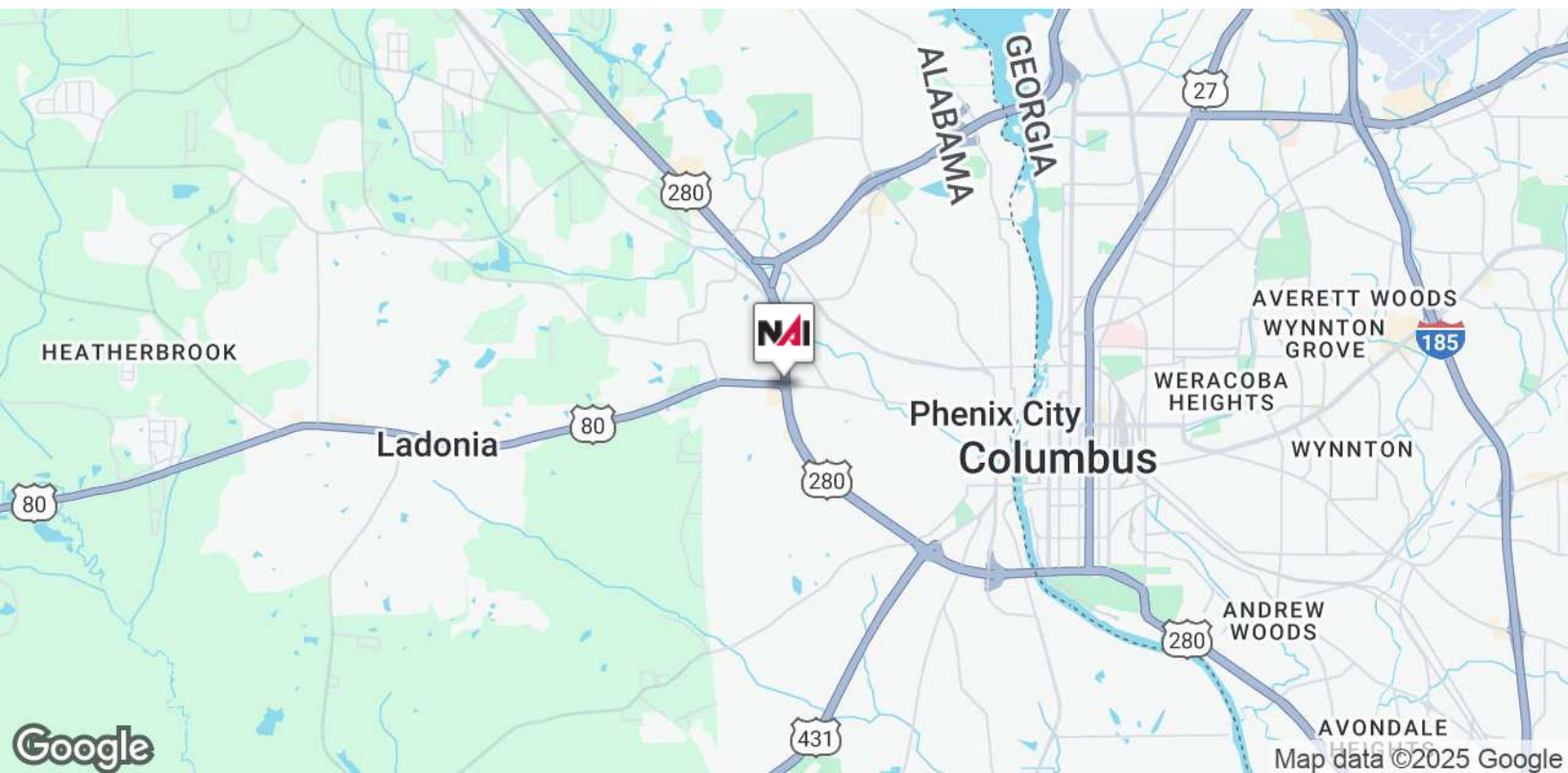
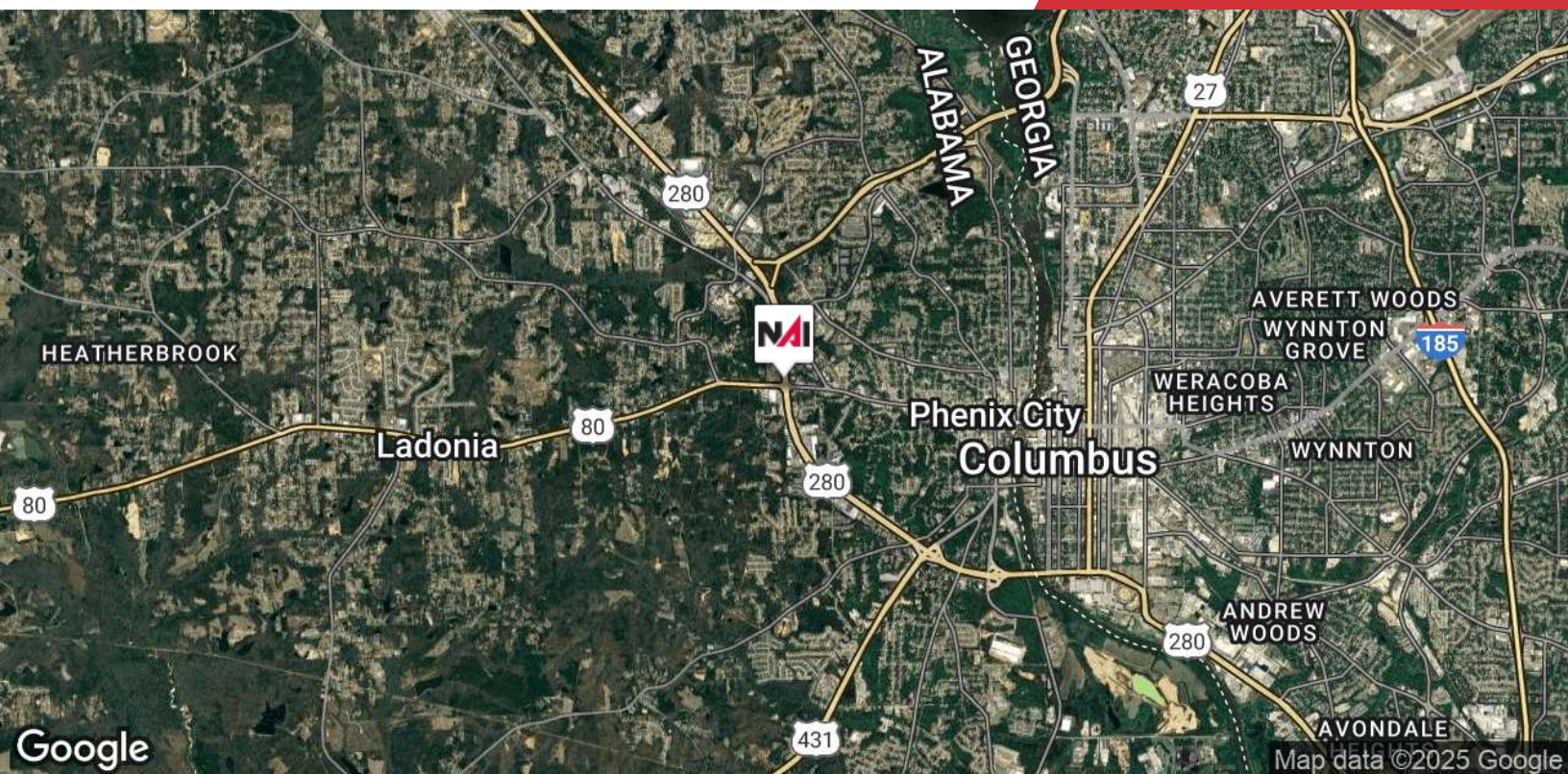


Suite C



Suite C





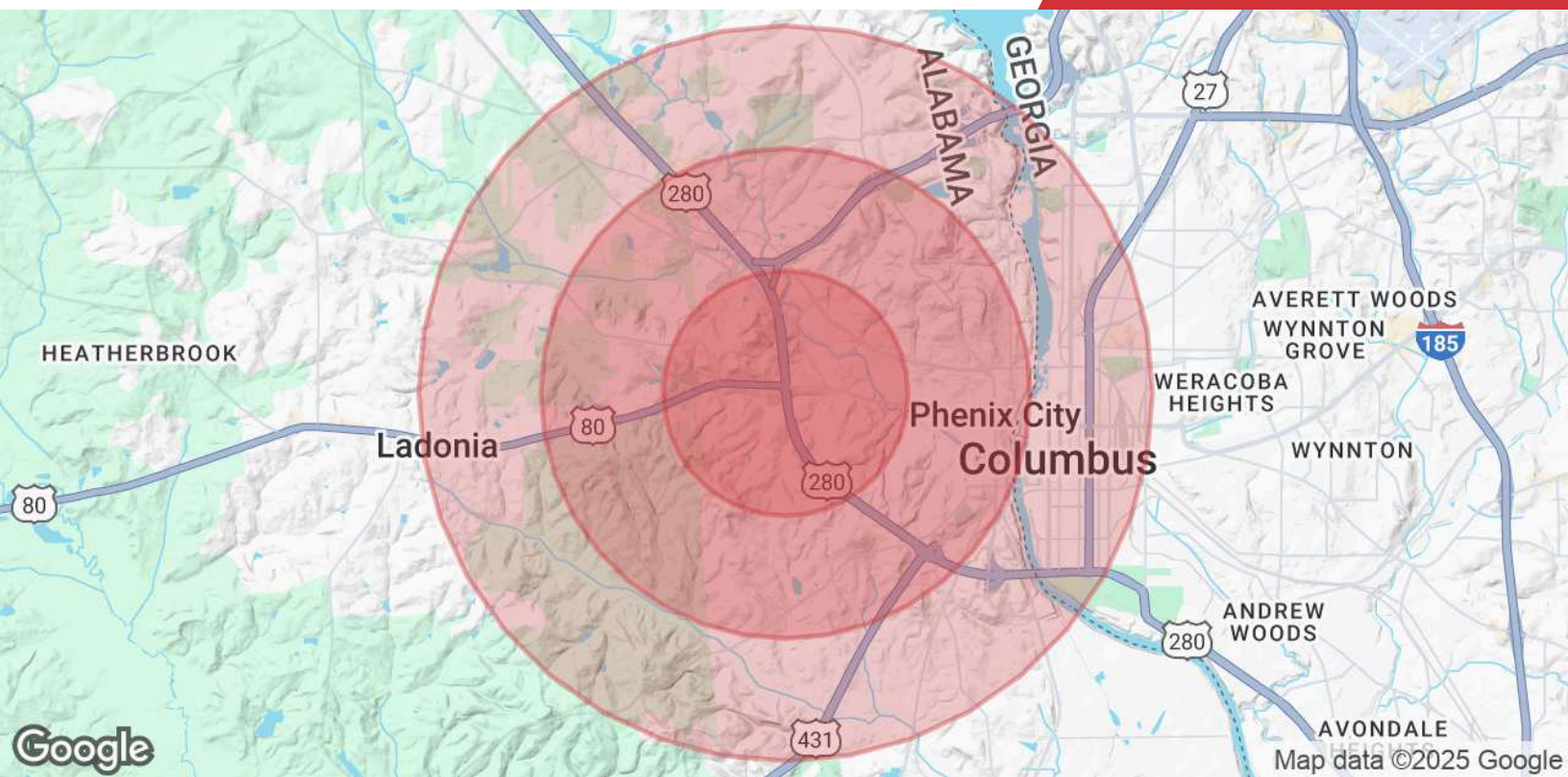




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## Population

	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	4,627	21,391	40,248
<b>Average Age</b>	40.6	36.8	37.3
<b>Average Age (Male)</b>	35.3	33.2	34.5
<b>Average Age (Female)</b>	42.3	38.6	38.7

## Households & Income

	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	2,491	10,765	19,981
<b># of Persons per HH</b>	1.9	2.0	2.0
<b>Average HH Income</b>	\$36,915	\$47,397	\$46,991
<b>Average House Value</b>	\$104,531	\$111,941	\$113,348

2020 American Community Survey (ACS)