



RETAIL DRIVE
 PHENIX CITY, AL

FOR SALE | 1.143 ACRES | \$10 PSF

LOCATED OFF OF HIGHWAY 431 AND COLLEGE DRIVE IN PHENIX CITY, ACROSS THE STREET FROM THE NEW RENFROE'S MARKET AND VILLAGE AT CROSSWINDS DEVELOPMENT.

NEIGHBORING WAFFLE HOUSE, THE NEW JACK'S RESTAURANT, AND RACE TRAC (CURRENTLY UNDER CONSTRUCTION). IN ADDITION TO THE DISTRICT AT PHENIX CITY APARTMENTS & CHATTAHOOCHEE VALLEY COMMUNITY COLLEGE AMONG OTHERS.

TRAFFIC COUNTS EXCEED 30,000 CARS PER DAY ON HIGHWAY 431.



Flournoy & Calhoun
 Realtors



CHRIS WIGHTMAN **MARTY FLOURNOY**
 CELL: (706) - 326 - 2053 CELL: (706) - 326 - 4877
 OFFICE: (706) - 327 - 1990 OFFICE: (706) - 327 - 1990





SITE

FOR SALE: RETAIL DRIVE PHENIX CITY, AL 36869

1.143 ACRES



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Chris Wightman
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Marty Flournoy
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2023 Statistics: Drive Time	5 - Minutes	10 - Minutes	15 - Minutes
Total Population	8,779	30,203	113,176
Total Households	3,428	12,601	46,933
Average Net Worth	\$141,710	\$160,891	\$266,535
Total # of Businesses	197	1,834	4,177
Total # of Employees	2,044	26,927	93,662