

For Lease

1212 E 280 Bypass | Phenix City, AL 36867



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For Lease

1212 E 280 Bypass
Phenix City, AL

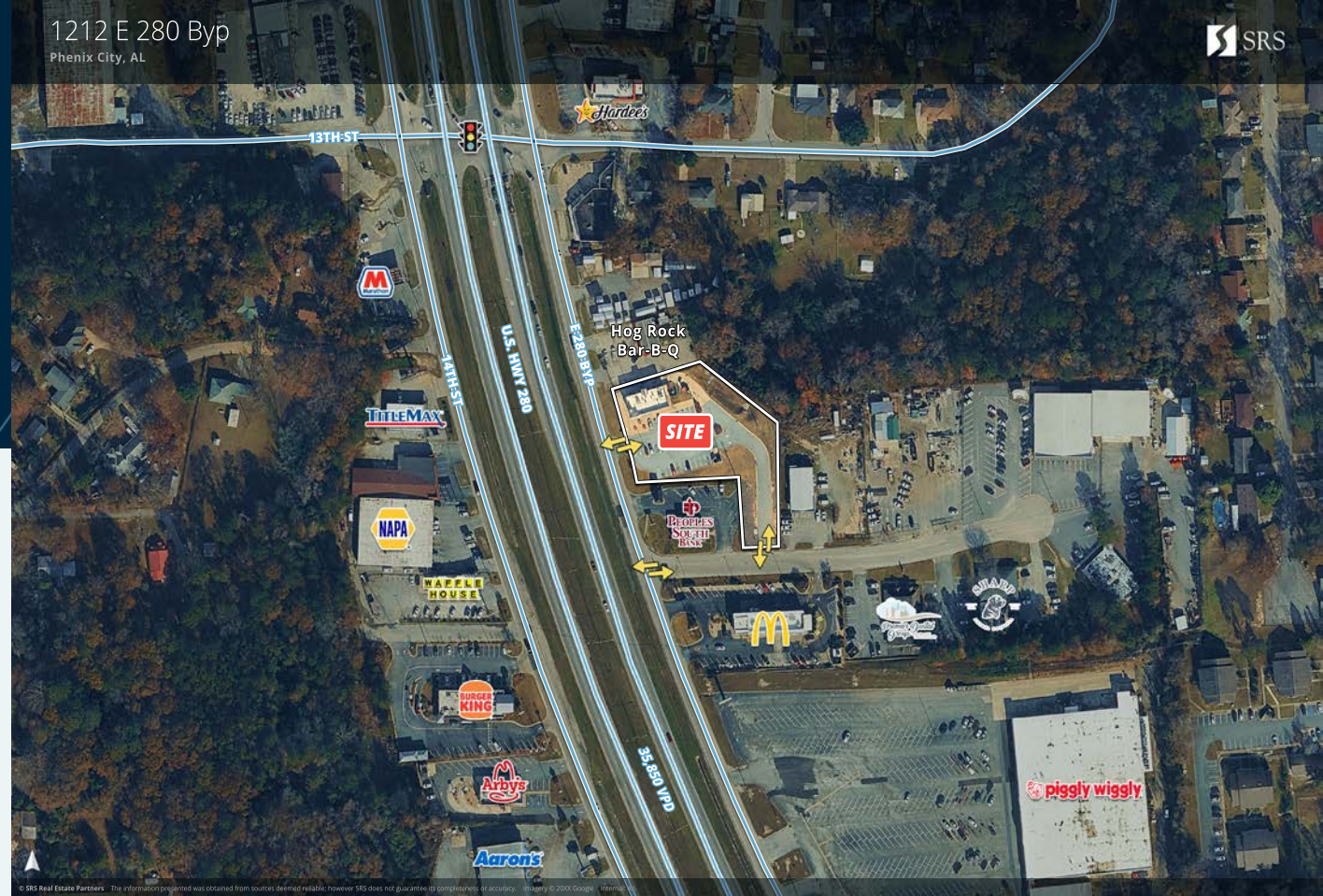
Property Specifications

SPACE AVAILABLE

2,488 SF

PARCEL SIZE

1 AC



About the Property

- Anchored within a dense retail corridor at the convergence of Publix + two Walmart centers
- Excellent visibility with ~160' of frontage and easy ingress/egress
- Dense residential base with a high percentage of families and younger population supporting QSR frequency
- Surrounded by national QSR and retail
- Direct access to the primary retail artery serving Phenix City + Columbus, GA MSA

Traffic Counts

U.S Hwy 280	35,850 VPD
Crawford Rd	29,557 VPD
U.S 80	43,467 VPD

Year: 2025 | Source: GDOT

Join These Retailers



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Market Overview

Phenix City, AL



Smiths Station High School

Phenix Crossing

Publix
MAVIS DISCOUNT TIRE
Marco's Pizza

SUBWAY
CVS
W

Lakewood Elementary School

THE HOME DEPOT
Pep Boys
DQ

Walmart Supercenter
MOE'S
ZAXBY'S

Lakewood Primary School

Stadium Plaza

piggly wiggly
FAMILY DOLLAR
BURGER KING
Waffle House
Little Caesars
McDonald's
KFC

Jack Hughston Memorial Hospital

River Road Elementary School

piggly wiggly
DOLLAR GENERAL

Advance Auto Parts
Little Caesars
SMOOTHIE KING
MIDAS
SONIC

DOLLAR GENERAL

IHOP

ALDI
goodwill
McDonald's
Starbucks
OUTBACK
Culver's
Chick-fil-A
Waffle House
Jersey Mike's
Dunkin'

Pizza Hut
POPEYES

Garrett-Harrison Stadium

Fox Elementary School

Walmart Neighborhood Market
Pizza Hut

Jordan Vocational High School

80

sears
PAPA JOHN'S
FIREHOUSE SUBS
DUTCH BROS
TACO BELL
SLIM CHICKENS

TRACTOR SUPPLY CO
DOLLAR TREE
HIBBETT
SUBWAY
CAFO
Applebees

Sherwood Elementary School

85

Piedmont Columbus Regional - Midtown

FAMILY DOLLAR
Advance Auto Parts
Waffle House
ZAXBY'S
PAPA JOHN'S
Wendy's

Grant City Shopping Center
HARBOR FREIGHT
petsense
planet fitness
DUNKIN'

SITE

Phenix Plaza
piggly wiggly
DOLLAR TREE
CITITRENDS
Rainbow

Ladonia Elementary School

80

Aaron's
Waffle House
NAPA
BURGER KING
Arby's

Village Green Shopping Center

piggly wiggly
McDonald's

COURTYARD

Waffle House
McDonald's

Walmart Neighborhood Market
DOLLAR TREE
POPEYES
American Deli
SONIC
TACO BELL

SHERWIN-WILLIAMS
Advance Auto Parts
MAVIS DISCOUNT TIRE

Super 8
AMERICAS

Budgetel Inns & Suites
RODEWAY INN

COLUMBUS

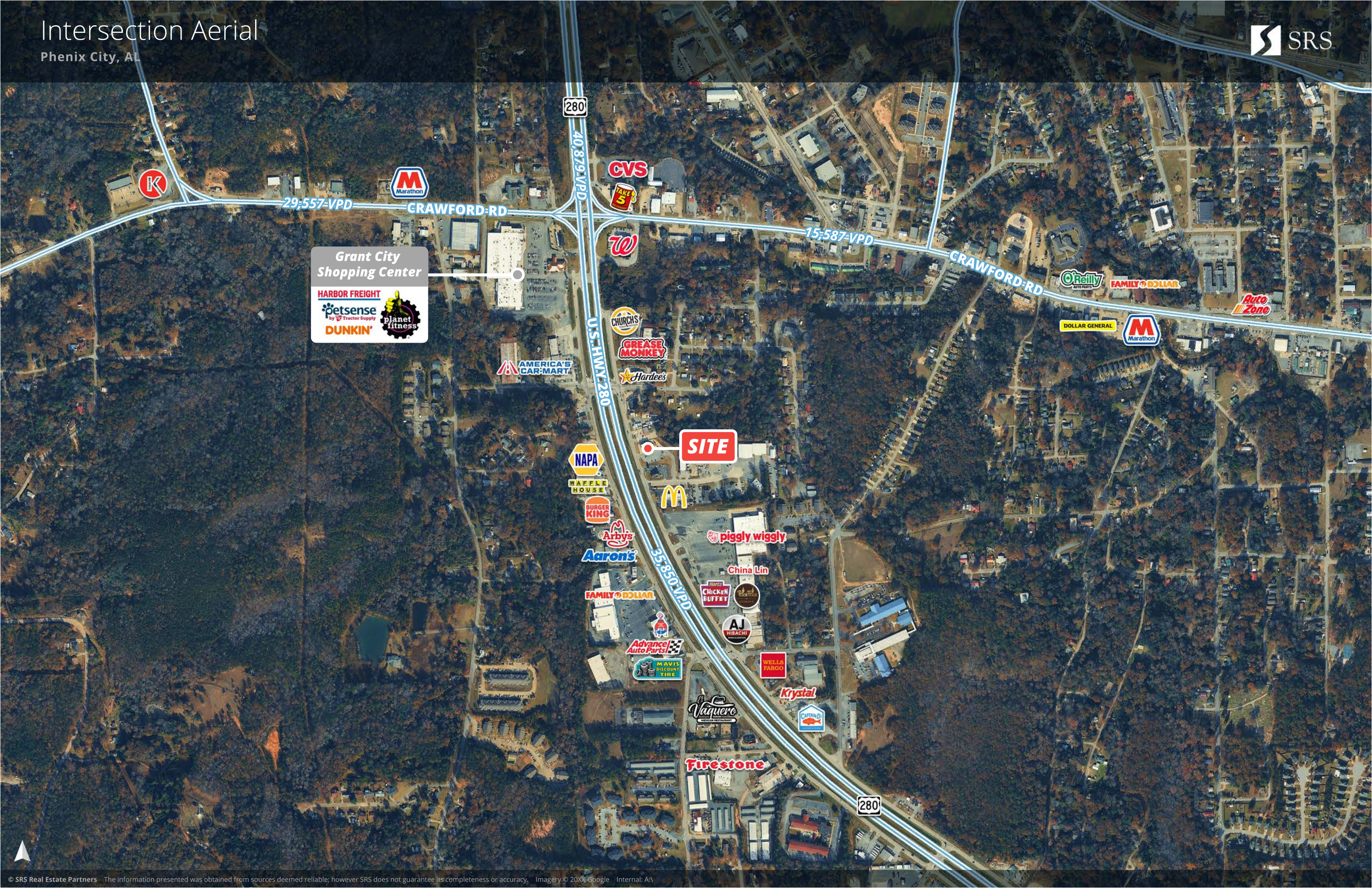
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U-HAUL

GOODYEAR

Intersection Aerial

Phenix City, AL



Grant City Shopping Center

- HARBOR FREIGHT
- petsense by Tractor Supply
- DUNKIN'
- planet fitness

280

40,879 VPD

29,557 VPD

CRAWFORD RD

CVS

W

15,587 VPD

CRAWFORD RD

O'Reilly

FAMILY DOLLAR

Auto Zone

DOLLAR GENERAL

Marathon

CHURCH'S

GREASE MONKEY

Hardee's

AMERICA'S CAR-MART

SITE

NAPA

WAFLE HOUSE

BURGER KING

Arby's

Aaron's

FAMILY DOLLAR

Advance Auto Parts

MAV'S DISCOUNT TIRE

McDonald's

piggly wiggly

China Lin

WARR'S CHICKEN BUFFET

AJ HIBACHI

WELLS FARGO

Krystal

Vaquero

Captain D's

Firestone

280

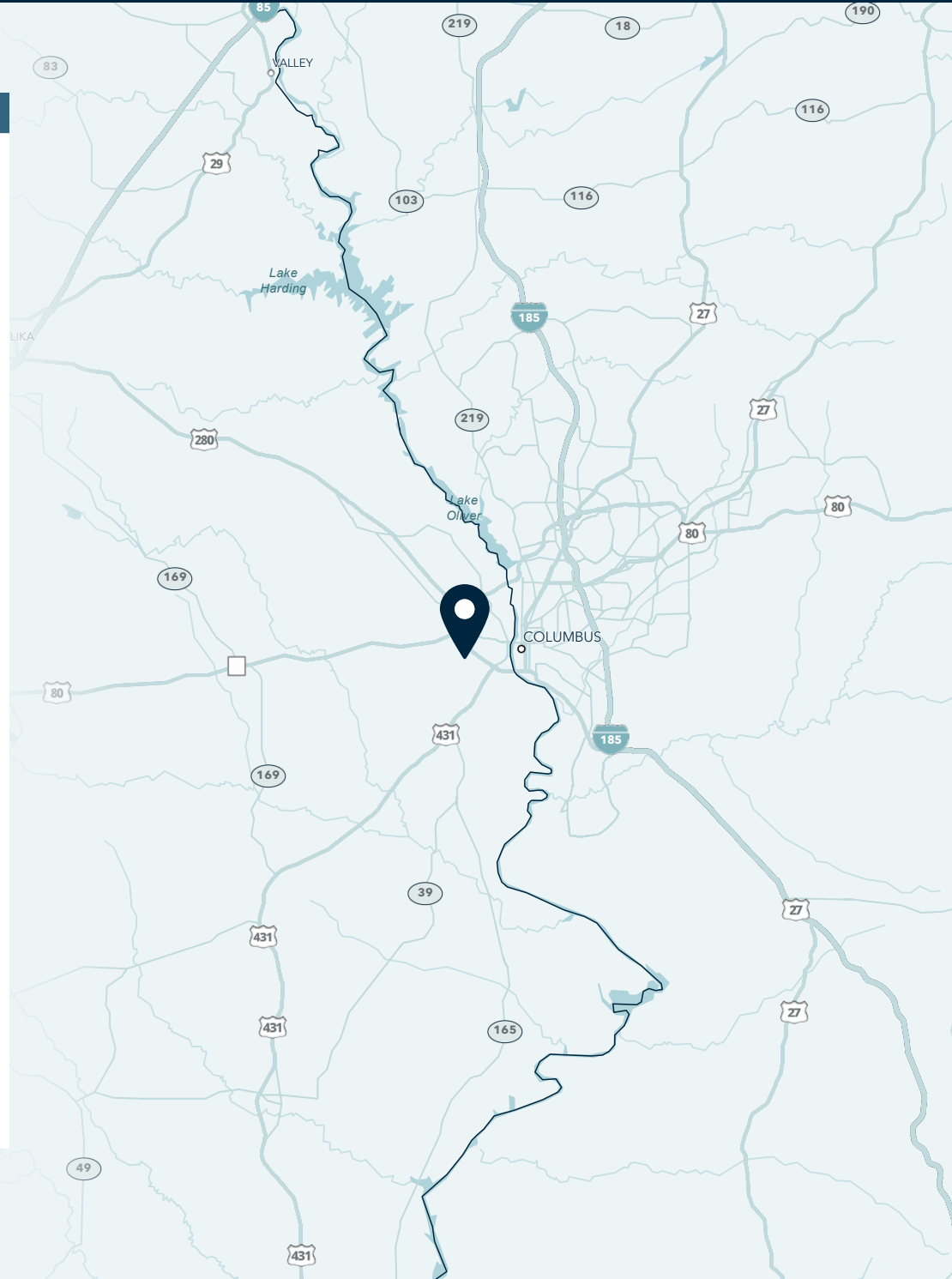
35,850 VPD

U.S. HWY 280



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	4,660	41,336	101,214
2030 Projected Population	4,634	41,719	102,535
Proj. Annual Growth 2025 to 2030	-0.11%	0.18%	0.26%
Daytime Population			
2025 Daytime Population	5,520	54,038	122,474
Workers	2,822	30,707	65,371
Residents	2,698	23,331	57,103
Income			
2025 Est. Average Household Income	\$42,552	\$58,778	\$68,458
2025 Est. Median Household Income	\$32,774	\$41,144	\$46,671
Households & Growth			
2025 Estimated Households	2,007	17,765	42,743
2030 Estimated Households	2,025	18,230	43,920
Proj. Annual Growth 2025 to 2030	0.18%	0.52%	0.54%
Race & Ethnicity			
2025 Est. White	28%	43%	46%
2025 Est. Black or African American	65%	47%	43%
2025 Est. Asian or Pacific Islander	0%	1%	1%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	6%	8%	9%
2025 Est. Hispanic (Any Race)	4%	6%	7%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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