

# Russell Crossing Shopping Center

2000-2034 US Highway 280  
Phenix City, Alabama

Leasing Information

**Melissa Trolinger**

**334-300-0564**

**[mtrolinger@cproperty1.com](mailto:mtrolinger@cproperty1.com)**

28<sup>th</sup> AVE

HIBBETT SPORTS

CATCO

ISC TRACTOR SUPPLY CO

FARMERS home FURNITURE

OPELIKA RD

TACO BELL

Shark's FISH & CHICKEN CHICAGO STYLE "We Fry Fresh Fish & Chicken"



FEBRUARY 21, 2022

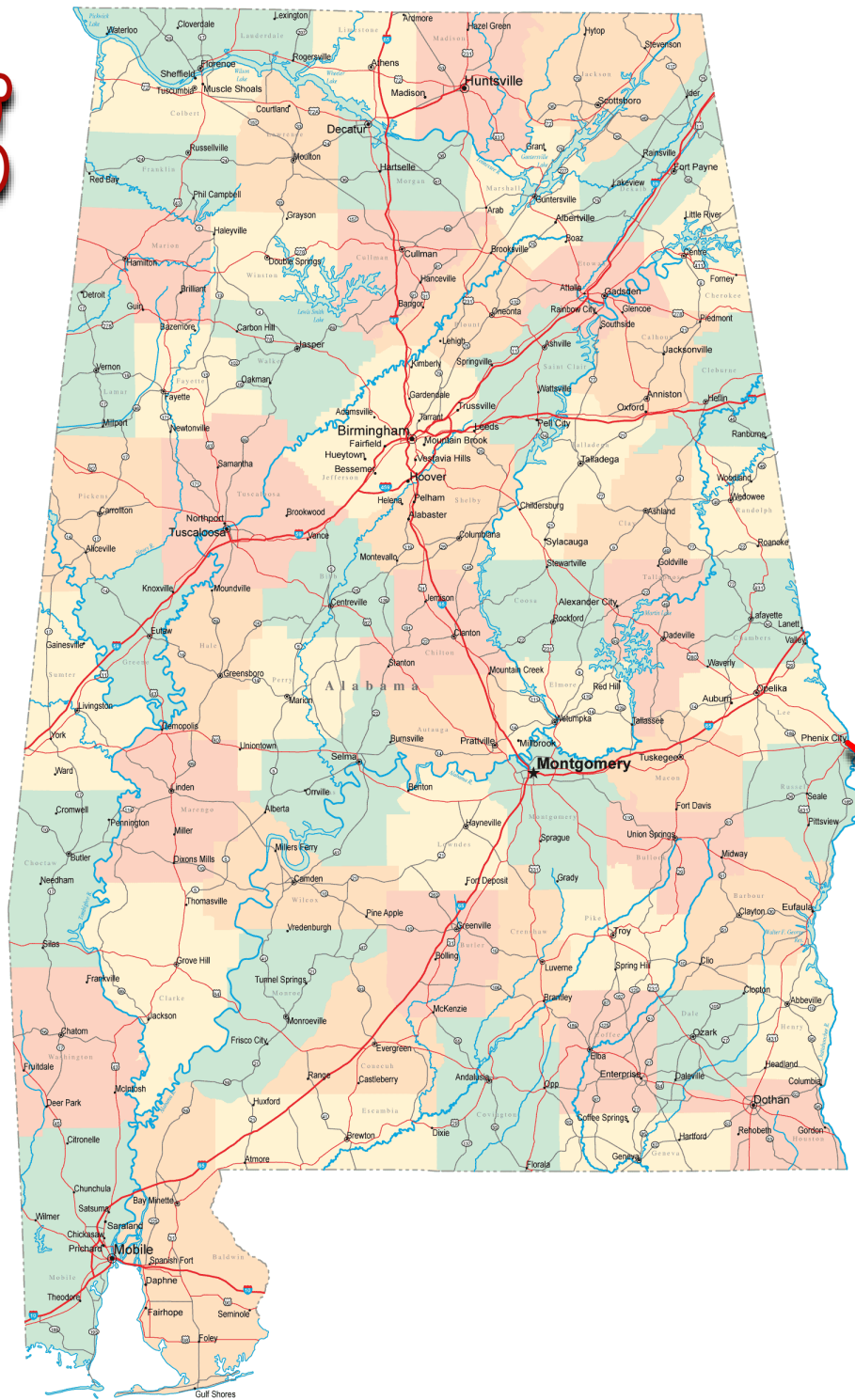
# Russell Crossing Shopping Center

2021 MARKET PROFILE	3 mi.	5 mi.	10 mi.
Population	44,918	102,009	266,658
Annual Growth Rate (2021-2026)	0.62%	0.35%	0.15%
Households	18,232	42,002	104,427
Average Household Income	\$57,589	\$61,735	\$67,129
Median Age	35.5	36.9	35.6

Located at the easternmost point of Alabama, Phenix City – Russell County is a blossoming community conveniently located seconds away from Columbus, Georgia. Along with four Georgia counties, Phenix City – Russell County is the only Alabama county included in the Columbus Metropolitan Area. With such easy access to major metropolitan areas, the busiest airport in the world – Atlanta’s Hartsfield-Jackson International Airport, major seaports, and rail systems, the Phenix City region has established its place on the global map.

Top employers in Phenix City include, but are not limited to, the following: Fort Benning (42,000 employees), TSYS ( 4,000 employees), Columbus Regional Healthcare (4,000 employees), Aflac (3,700 employees), St. Francis Hospital (2,000 employees), Blue Cross Blue Shield of Georgia (1,400 employees) and Columbus State University (1,010 employees).

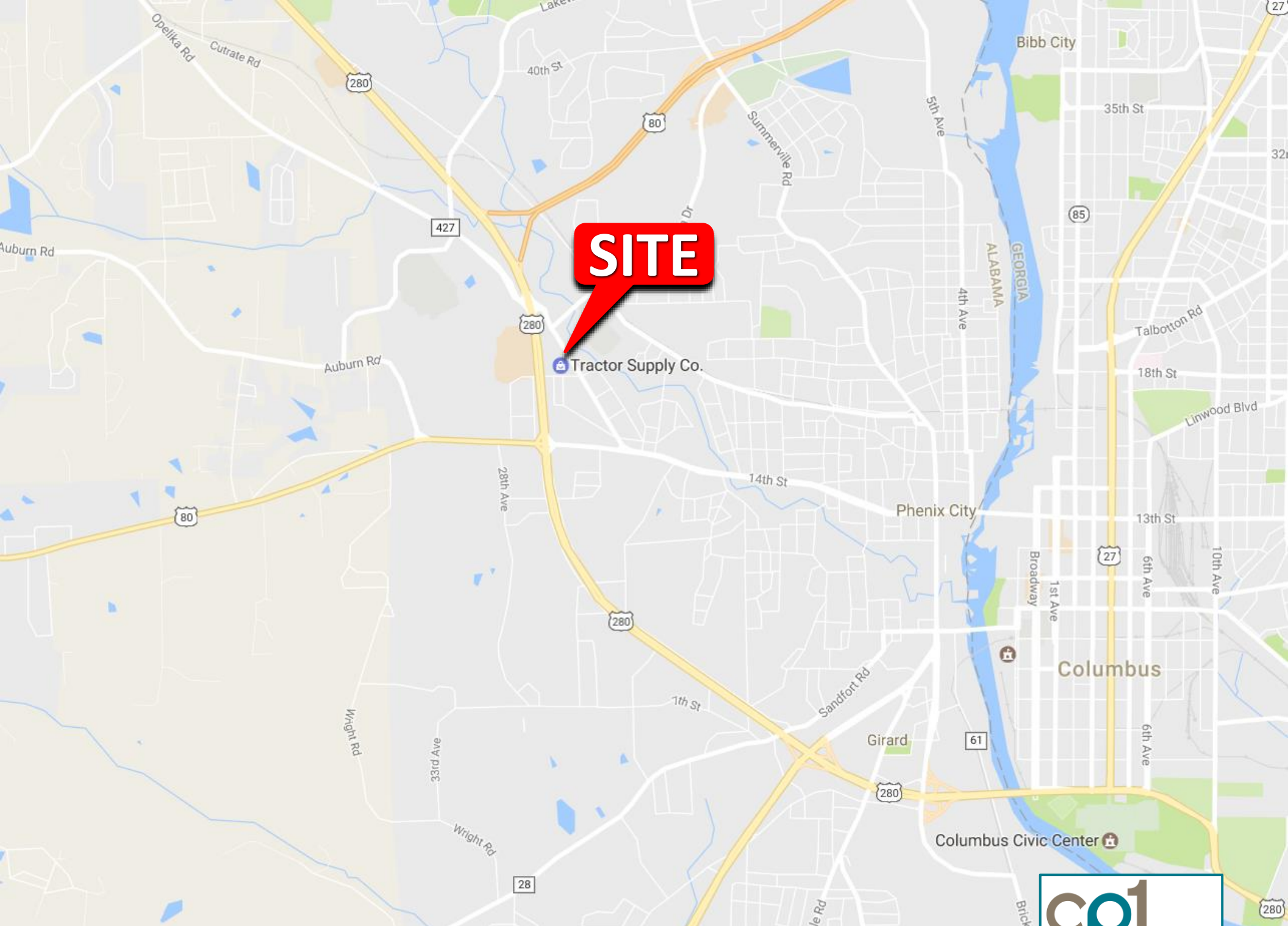
# Russell Crossing Shopping Center



**SITE**

STATE MAP



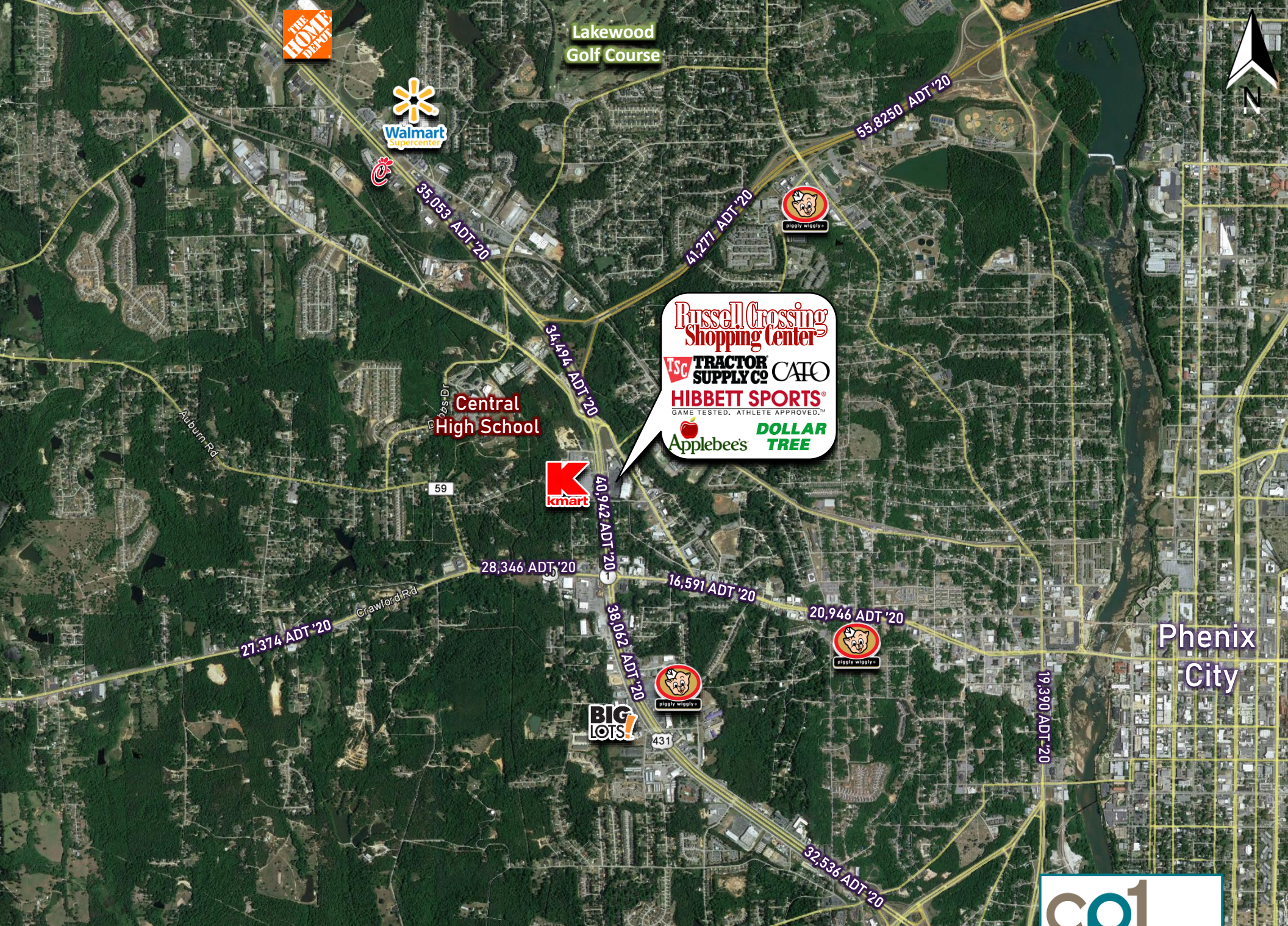


**SITE**

Tractor Supply Co.

**ROAD MAP**





Lakewood Golf Course



35,053 ADT '20



41,277 ADT '20

55,8250 ADT '20

34,494 ADT '20

Central High School

**Russel Crossing Shopping Center**  
**TSC TRACTOR SUPPLY CO** **CAFO**  
**HIBBETT SPORTS**  
GAME TESTED. ATHLETE APPROVED.™  
**Applebee's** **DOLLAR TREE**



40,942 ADT '20

59

28,346 ADT '20

16,591 ADT '20

20,946 ADT '20

27,374 ADT '20

Crawford Rd

38,062 ADT '20



Phenix City



431

19,390 ADT '20

32,536 ADT '20



HIGH AERIAL





**Russell Crossing Shopping Center**  
**TRACTOR SUPPLY CO** **CATCO**  
**HIBBETT SPORTS**  
GAME TESTED. ATHLETE APPROVED.™  
**Applebee's** **DOLLAR TREE**

**Central High School**

**Phenix City Intermediate School**

**Phenix City Elementary**

**Dirt Cheap**  
**SHOE SHOW**  
**Kmart**

**CVS pharmacy**

**Walgreens**

**O'Reilly AUTO CARE**

**FAMILY DOLLAR**

**Auto Zone**

**DOLLAR GENERAL**

**NAPA**

**Aaron's**

**piggly wiggly**

**FAMILY DOLLAR**

**BIGLOTS!**

**Advance Auto Parts**

**FACTORY CONNECTION**

**cp1**  
**COMMERCIAL PROPERTY 1**

**MEDIUM AERIAL**



34,494 ADT '20

39,533 ADT '20

40,942 ADT '20

27,374 ADT '20

28,346 ADT '20

16,591 ADT '20

38,062 ADT '20

21,023 ADT '20

American  
Wings & Deli

Phenix City  
Intermediate School

Phenix City  
Elementary



39,533 ADT '20



28<sup>th</sup> AVE

40,942 ADT '20

OPELIKA RD

PAPA JOHN'S

Dirt Cheap

SHOE SHOW

Kmart

Shark's FISH & CHICKEN CHICAGO STYLE  
"We Fry Fresh Fish & Chicken"

Applebee's

HIBBETT SPORTS

CATO

Russell Crossing Shopping Center

TSC TRACTOR SUPPLY CO

FARMERS home FURNITURE

DOLLAR TREE

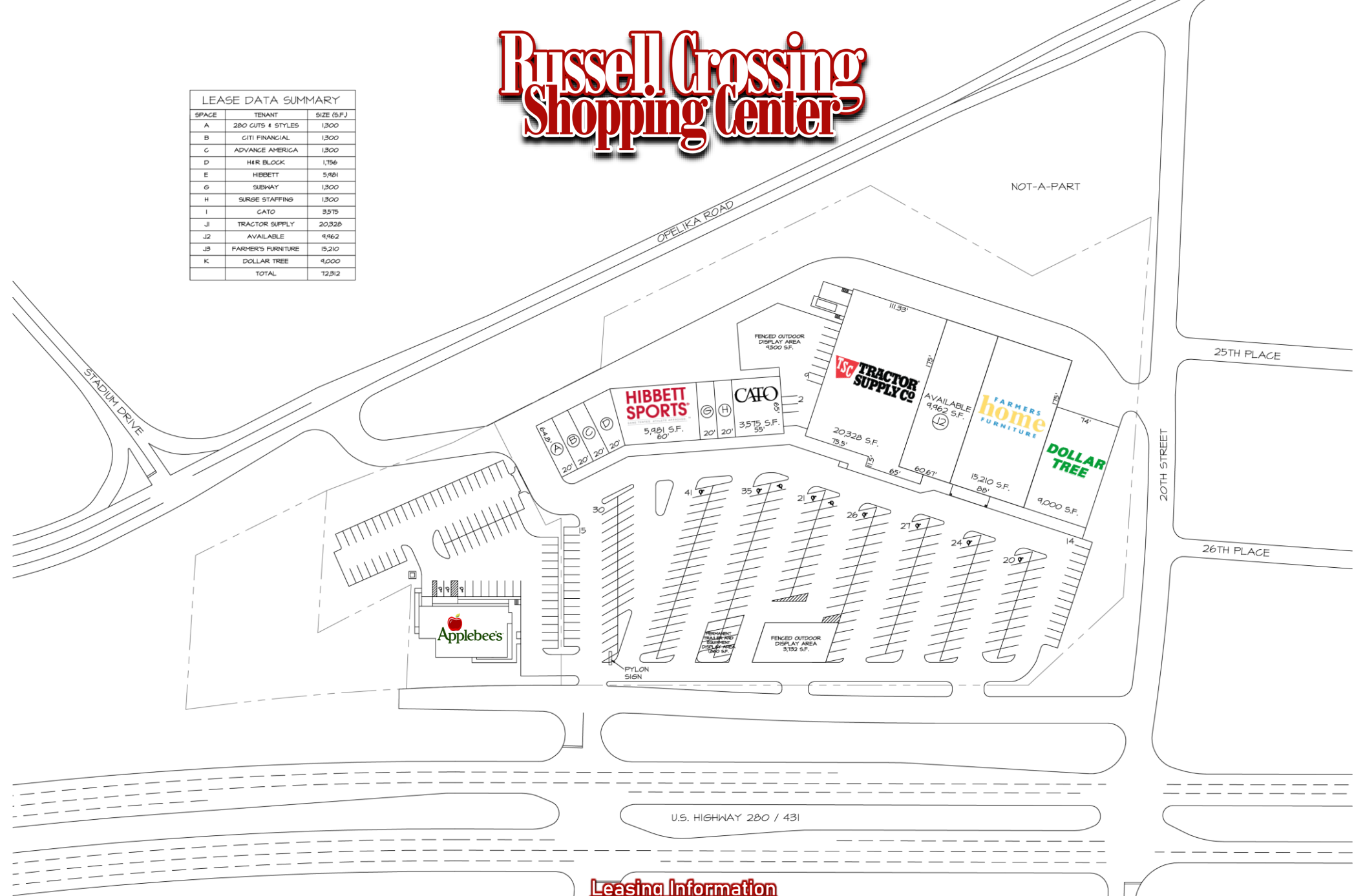
Leasing Information  
 Melissa Trolinger  
 334-300-0564  
 mtrolinger@cproperty1.com

LOW AERIAL



# Russell Crossing Shopping Center

LEASE DATA SUMMARY		
SPACE	TENANT	SIZE (S.F.)
A	280 CUTS & STYLES	1,300
B	CITI FINANCIAL	1,300
C	ADVANCE AMERICA	1,300
D	H&R BLOCK	1,756
E	HIBBETT	5,481
G	SUBWAY	1,300
H	SURGE STAFFING	1,300
I	CATO	3,575
J1	TRACTOR SUPPLY	20,328
J2	AVAILABLE	9,462
J3	FARMERS FURNITURE	15,210
K	DOLLAR TREE	9,000
TOTAL		72,312



**Leasing Information**  
**Melissa Trolinger**  
**334-300-0564**  
**mtrolinger@cproperty1.com**

**SITE PLAN**





# Russell Crossing Shopping Center

LEASE DATA SUMMARY		
SPACE	TENANT	SIZE (S.F.)
A	280 CUTS 4 STYLES	1,500
B	CITI FINANCIAL	1,500
C	ADVANCE AMERICA	1,500
D	HAR BLDG	1,756
E	HIBBETT	5,481
G	SUBWAY	1,500
H	SURGE STAFFING	1,500
I	CATO	3,575
J	TRACTOR SUPPLY	20,328
L2	AVAILABLE	9,462
LB	FARMER'S FURNITURE	15,210
K	DOLLAR TREE	9,000
TOTAL		72,312



**Leasing Information**  
**Melissa Trolinger**  
**334-300-0564**  
**mtrolinger@cproperty1.com**

**AERIAL SITE PLAN**

