



Phenix Corners Shopping Center

2017 Highway 280 East, Phenix City, Alabama 36867

Property Highlights

- -Easy Access into Shopping Center
- -Major north/south traffic artery from Auburn/Opelika to downtown Phenix City and the Columbus, GA markets.
- - Prime highway frontage
- - Ample parking space

Property Overview

Come join tenants Jackson Hewitt, Papa John's, Beit Hashaar, Covington Credit, China Garden, Shoe Show, Phenix Eye Clinic, America's Thrift Stores and Wing Stop . One +/- 1,050 SF space available for lease. Space is move-in ready, and there is plenty of parking available. High traffic & high visibility.

Located just off US-80, just 4 minutes from Columbus and 45 minutes from Auburn/Opelika.

Contact Shaun Roberts with any questions, interest or for showings: 706-660-5418 office | 706-615-6484 cell

Offering Summary

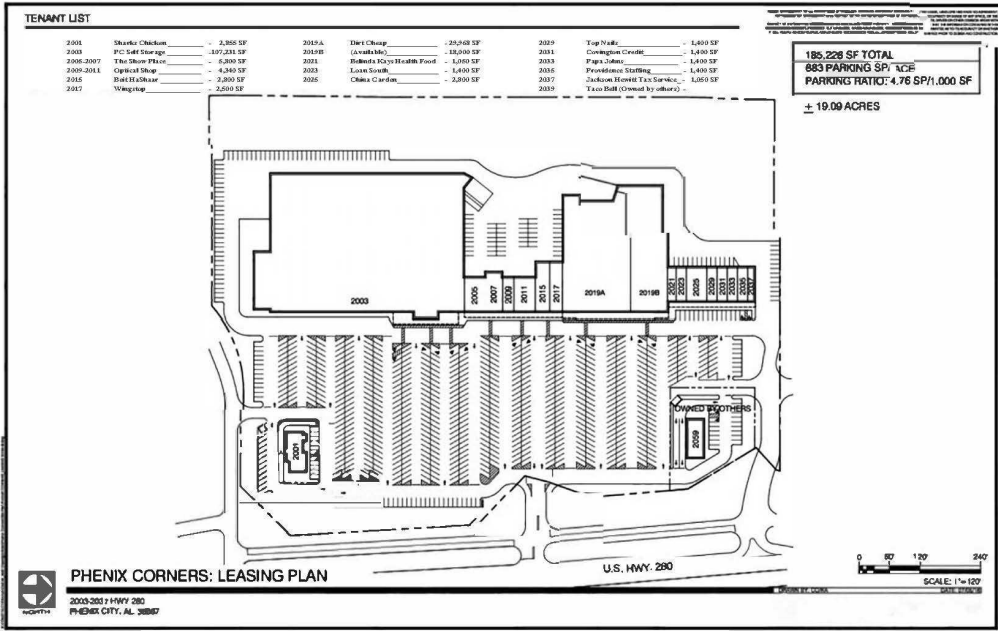
Lease Rate:	\$20 SF/yr (NNN)
Building Size:	185,226 SF
Available SF:	+/- 1,050 SF
Lot Size:	19.09 Acres

For More Information

Shaun Roberts

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Exhibit 'A'



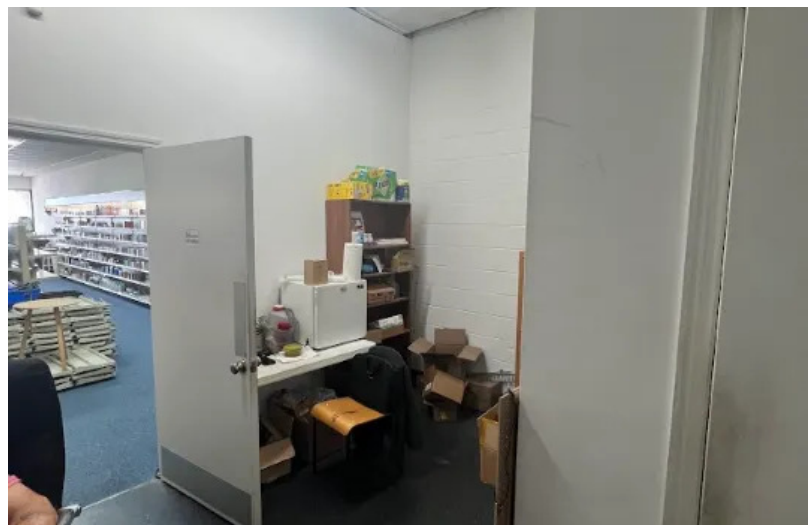
Lease Information

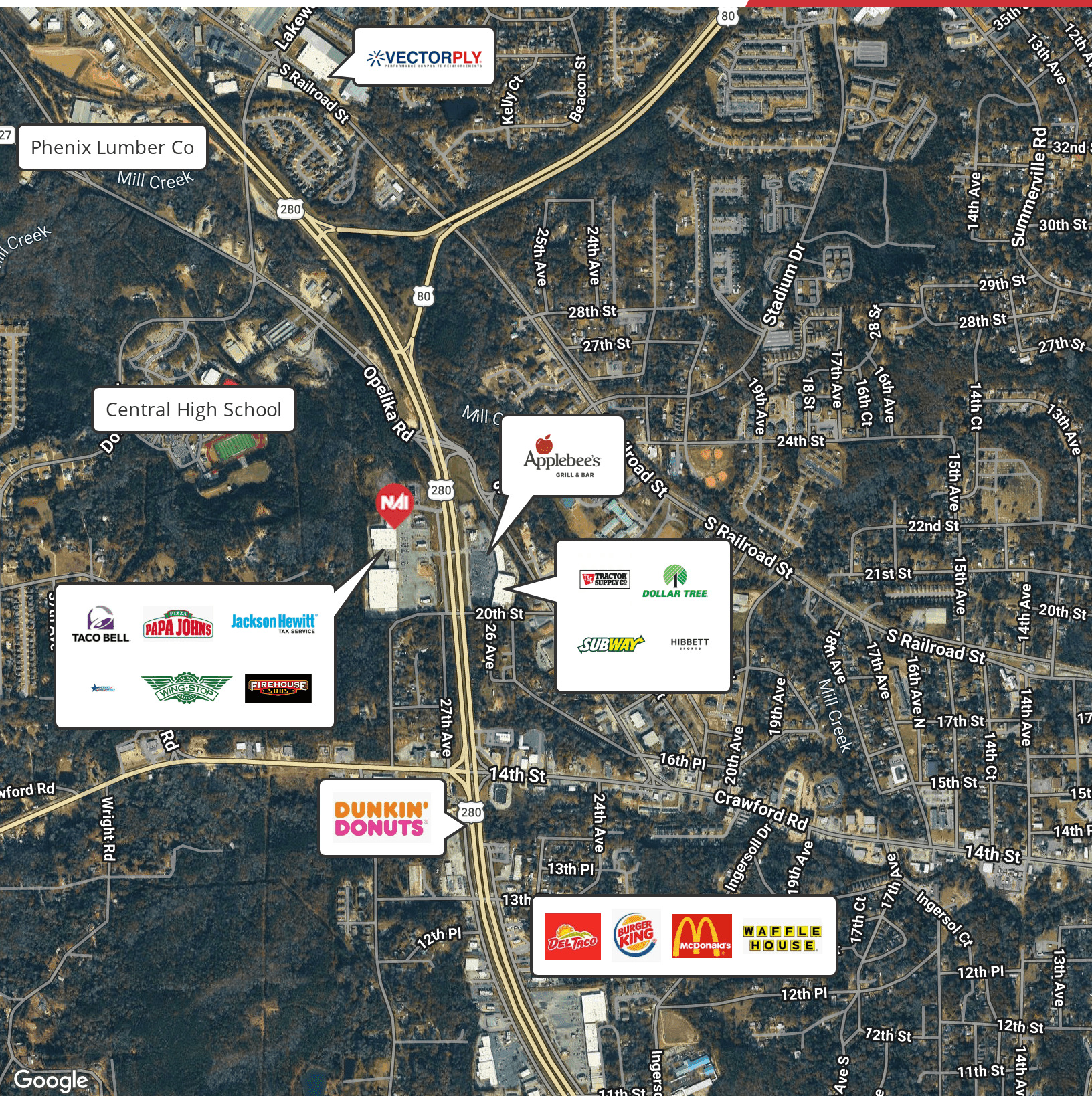
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 SF	Lease Rate:	\$20 SF/yr

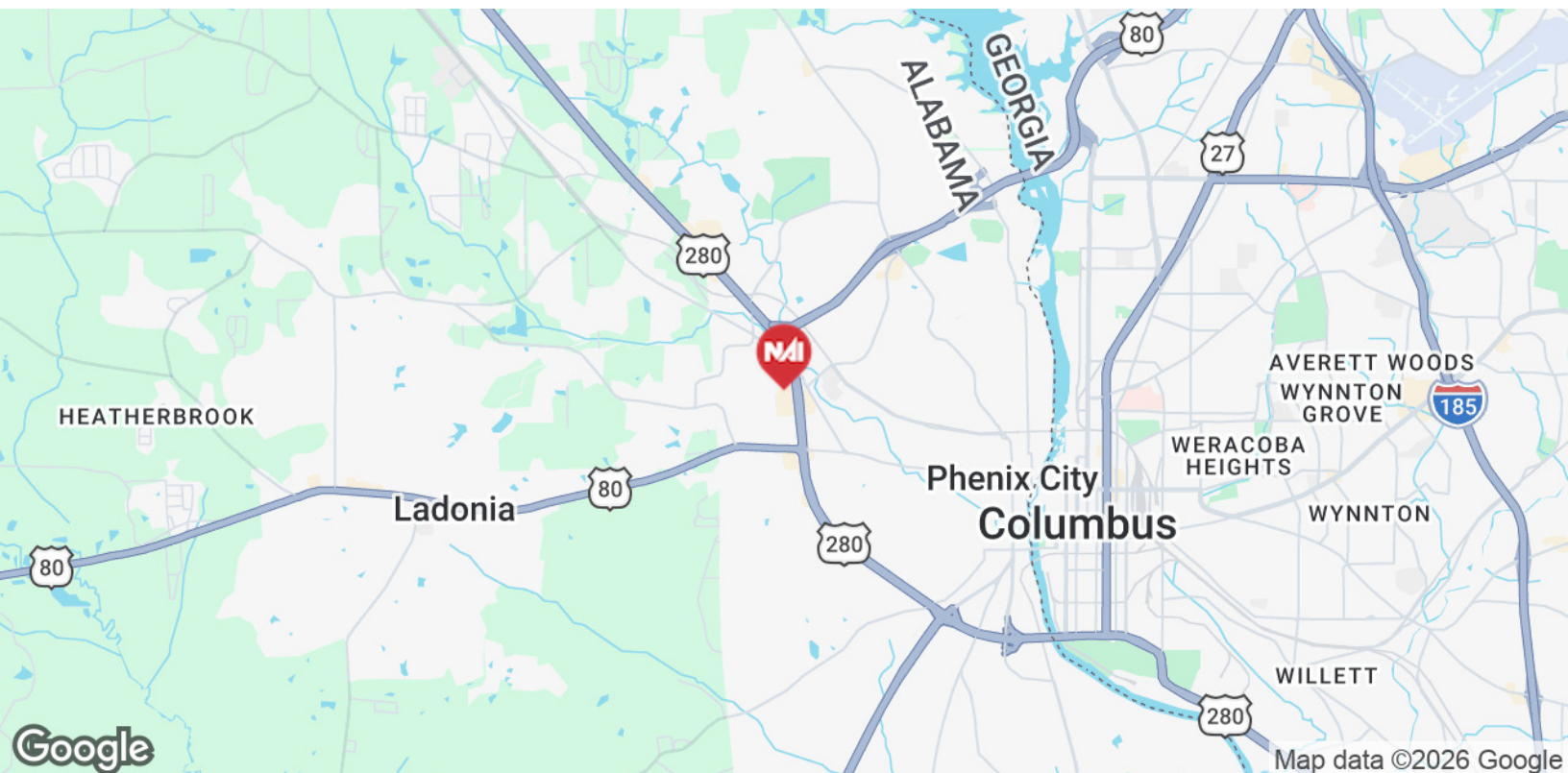
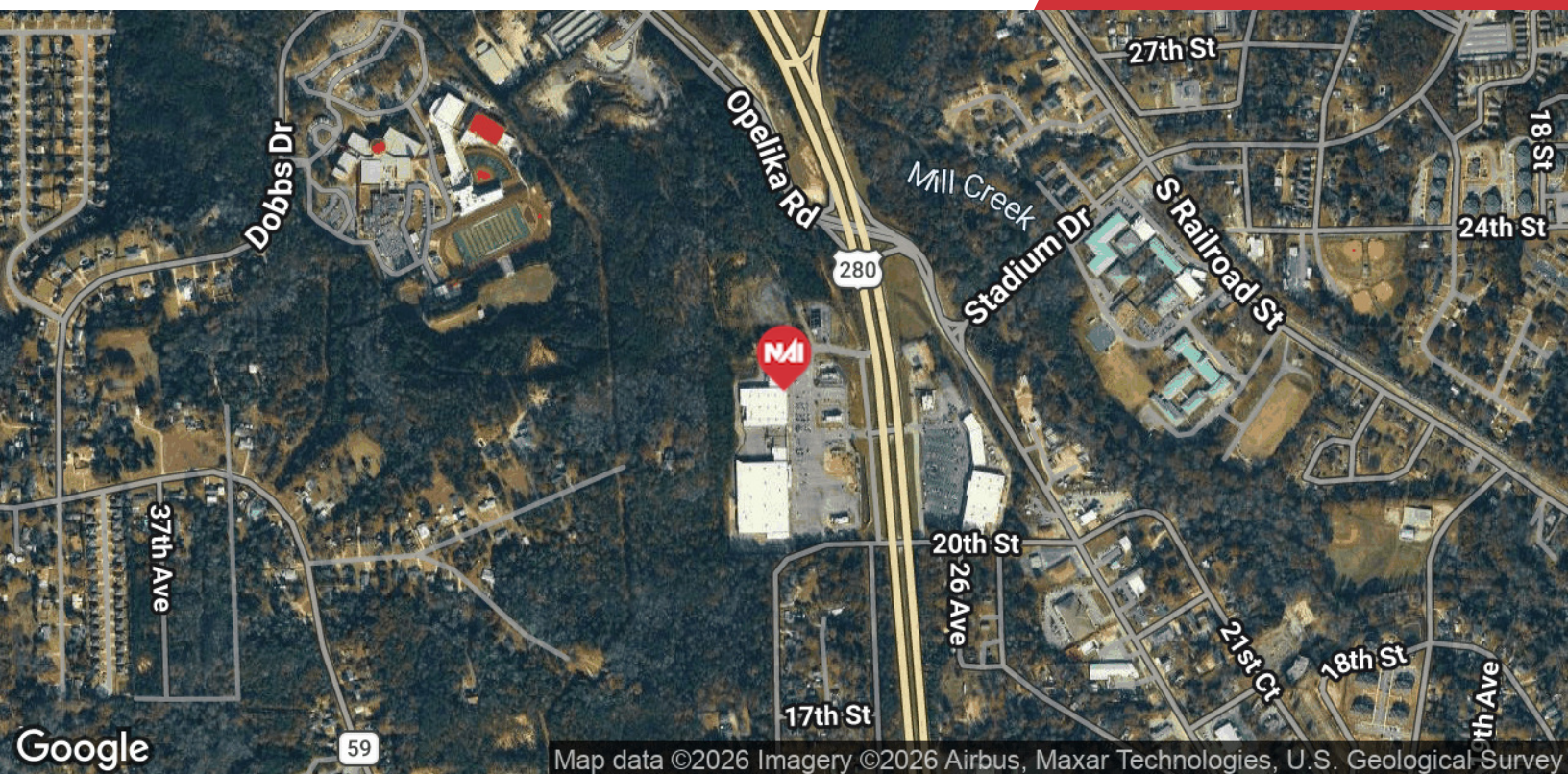
Available Spaces

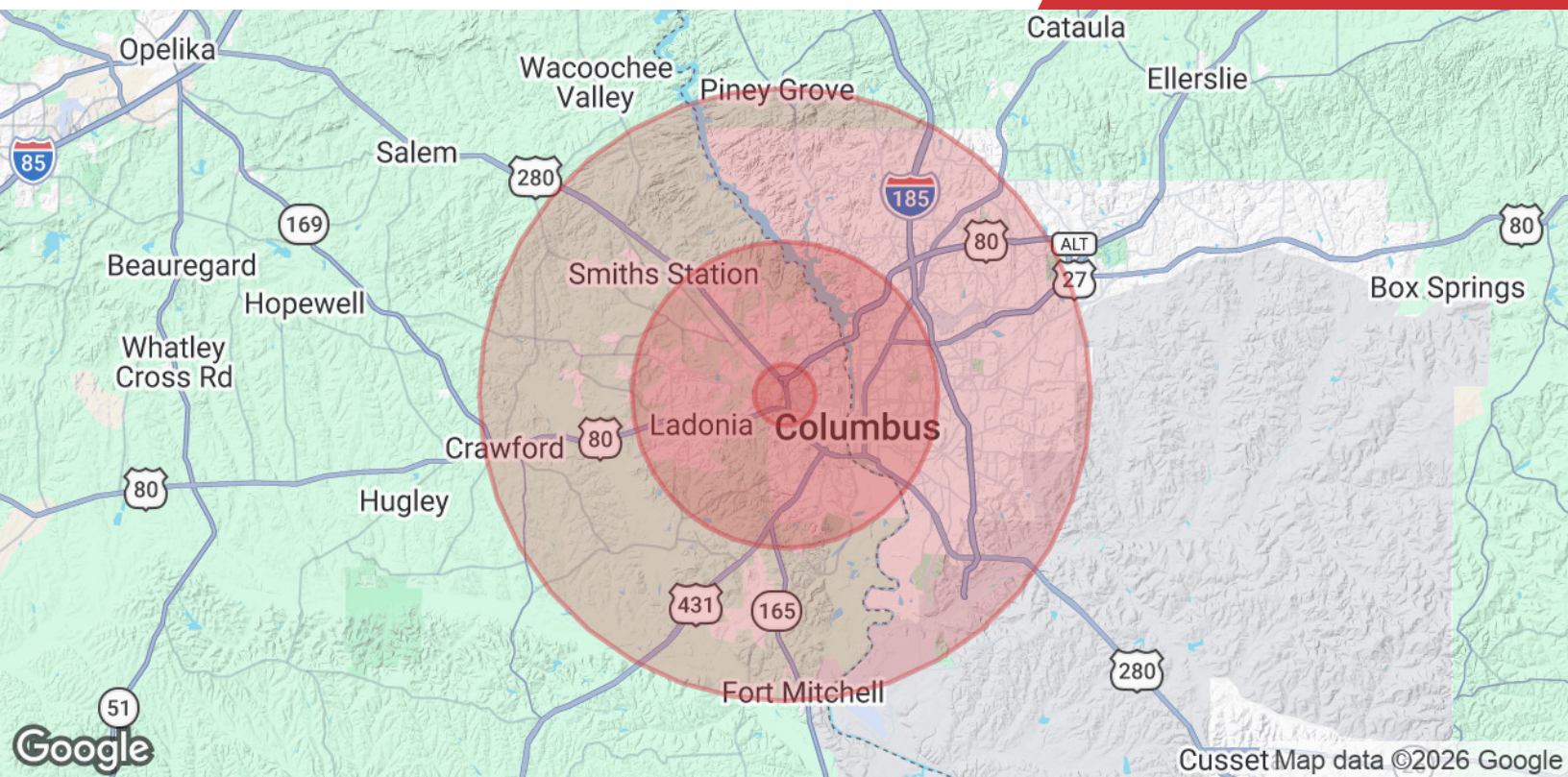
Suite Tenant Size (SF)Lease TypeLease RateDescription

Suite 2021	Available	1,050 SF	NNN	\$20.00 SF/yr	This +/-1,050 SF retail space offers a functional layout featuring a front retail showroom, a private back office/stock room, and a restroom. Ideal for a variety of retail or service-oriented businesses, this space provides an efficient setup for customer-facing operations.
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Population

	1 Mile	5 Miles	10 Miles
Total Population	3,732	87,725	255,317
Average age	35.5	34.4	35.1
Average age (Male)	33.8	32.5	33.5
Average age (Female)	37.1	36.0	36.1

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	1,512	35,118	100,674
# of persons per HH	2.5	2.5	2.5
Average HH income	\$45,596	\$45,871	\$52,709
Average house value	\$127,631	\$124,733	\$135,978

* Demographic data derived from 2020 ACS - US Census