



±1.4 AC PHENIX CITY, AL

3784 Hwy. 280-431 N., Phenix City, AL 36867

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	35,486
STREET	US Hwy. 280

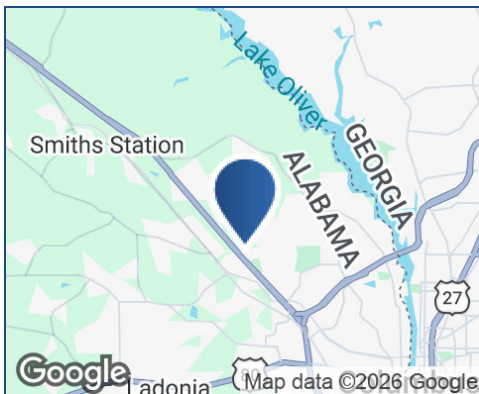
* Figures shown represent estimates

DEMOGRAPHICS - 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	4,099	31,237	84,223
Average HH Income	\$102,912	\$97,711	\$89,220
Estimated Households	1,741	13,345	35,589

PROPERTY HIGHLIGHTS

- ±1.4 AC development parcel available
- C-4 Zoning
- Signalized intersection at US Hwy. 280 & Phenix Dr.
- Area retailers include: The Home Depot, Walmart, Pep Boys, Goodwill, Verizon, T-Mobile, and Precision Tune Auto Care
- Area restaurants include: Dairy Queen, Wendy's, Moe's Southwest Grill, Zaxby's, Chick-fil-A, Popeyes, Culver's, IHOP, and McDonald's



KEITH VALENTINE
678.718.1882
KValentine@retail-pa.com

KEN STEPHENS
813.349.8418
kstephens@retail-pa.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

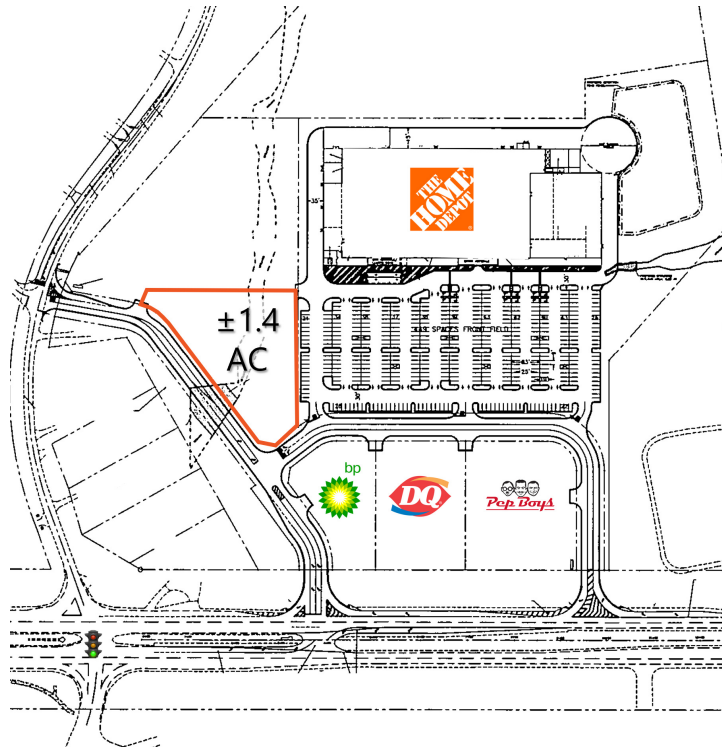
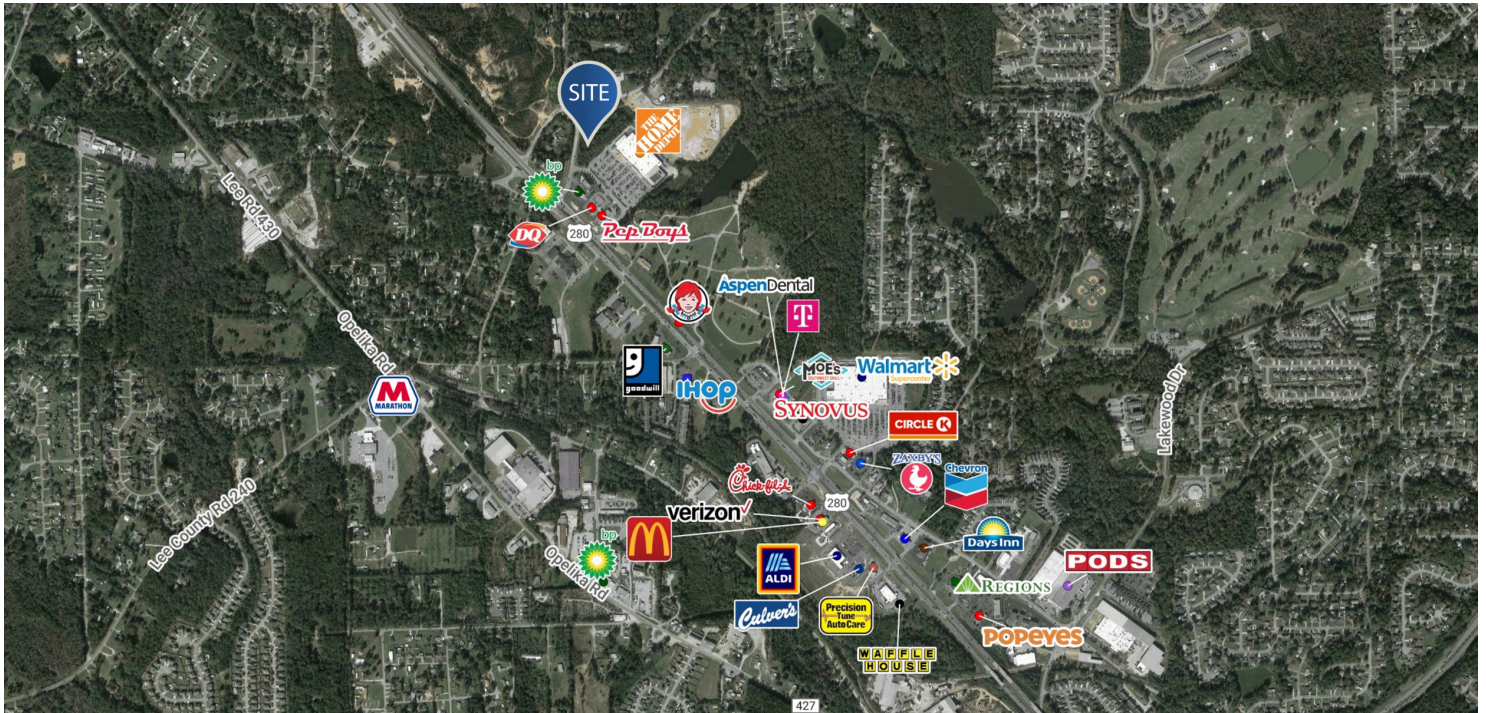
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Location Maps



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