



PHENIX CITY
MARKETPLACE

NEW POWER CENTER FOR LEASE

20300 US-280, Phenix City, AL 36867

Jr. Boxes, Small Shops, and Outparcels Available



PROPERTY HIGHLIGHTS

300,000 SF AVAILABLE

PHENIX CITY MARKETPLACE

Brand New Retail Development

Strategically positioned on US Highway 280, this premier destination will redefine shopping, dining, and entertainment in this area of East Alabama. Anchored by a major national retailer and complemented by multiple junior box stores, Phenix City Marketplace will also feature multiple outparcels, offering options from quick serve to casual dining, restaurants, as well as other retail and service providers.



Superior Visibility

Located on US-280
(27,060 VPD)



Easy Ingress and Egress

Multiple access points along
US-280

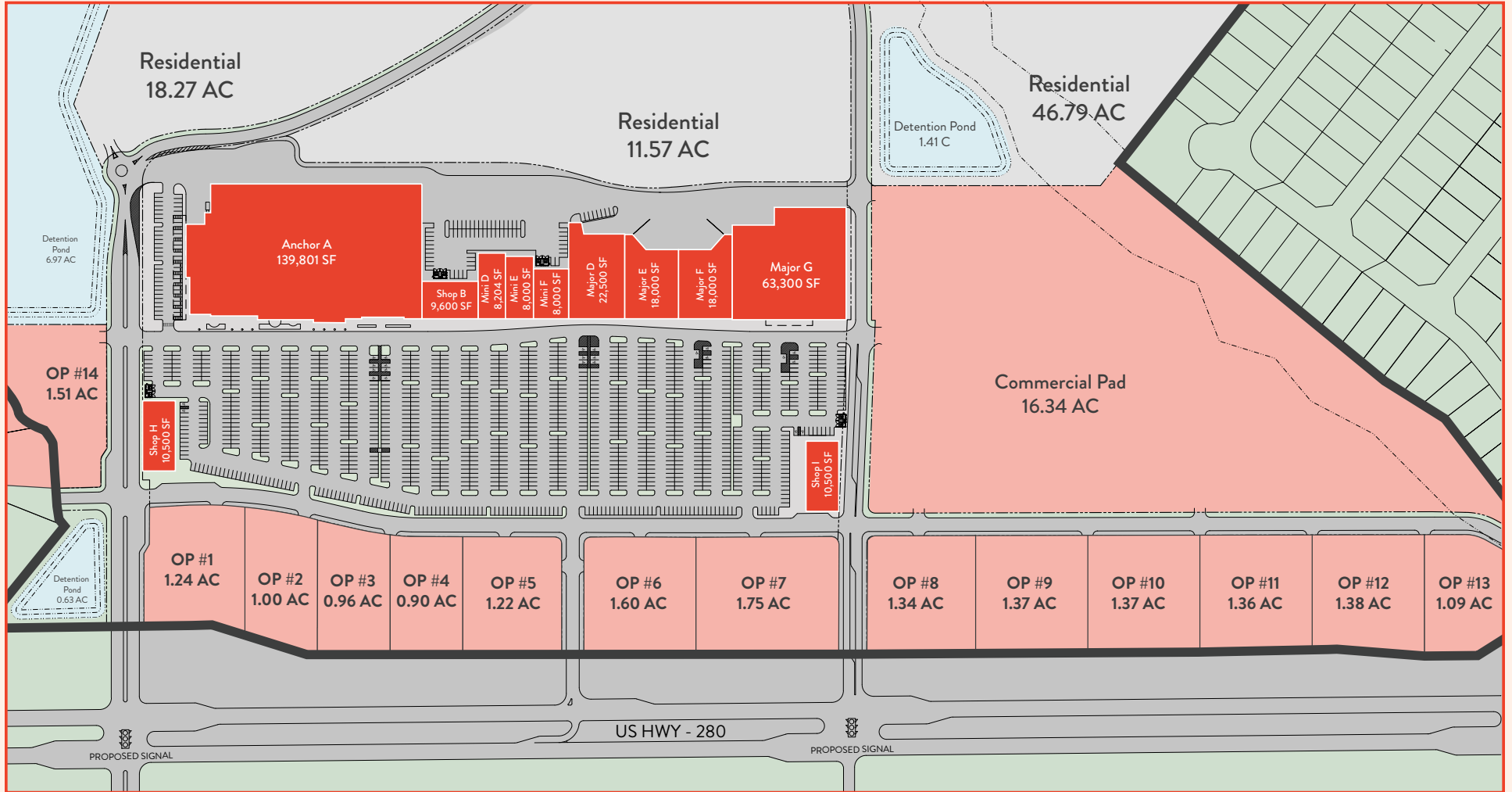


Strong Housing Development Growth

1,741 new residential units
planned or under construction



SITE PLAN






Suite	SF/Availability
Shop H	10,500 SF
Anchor A	139,801 SF
Shop B	9,600 SF
Mini D	8,204 SF
Mini E	8,000 SF
Mini F	8,000 SF
Major D	22,500 SF
Major E	18,000 SF

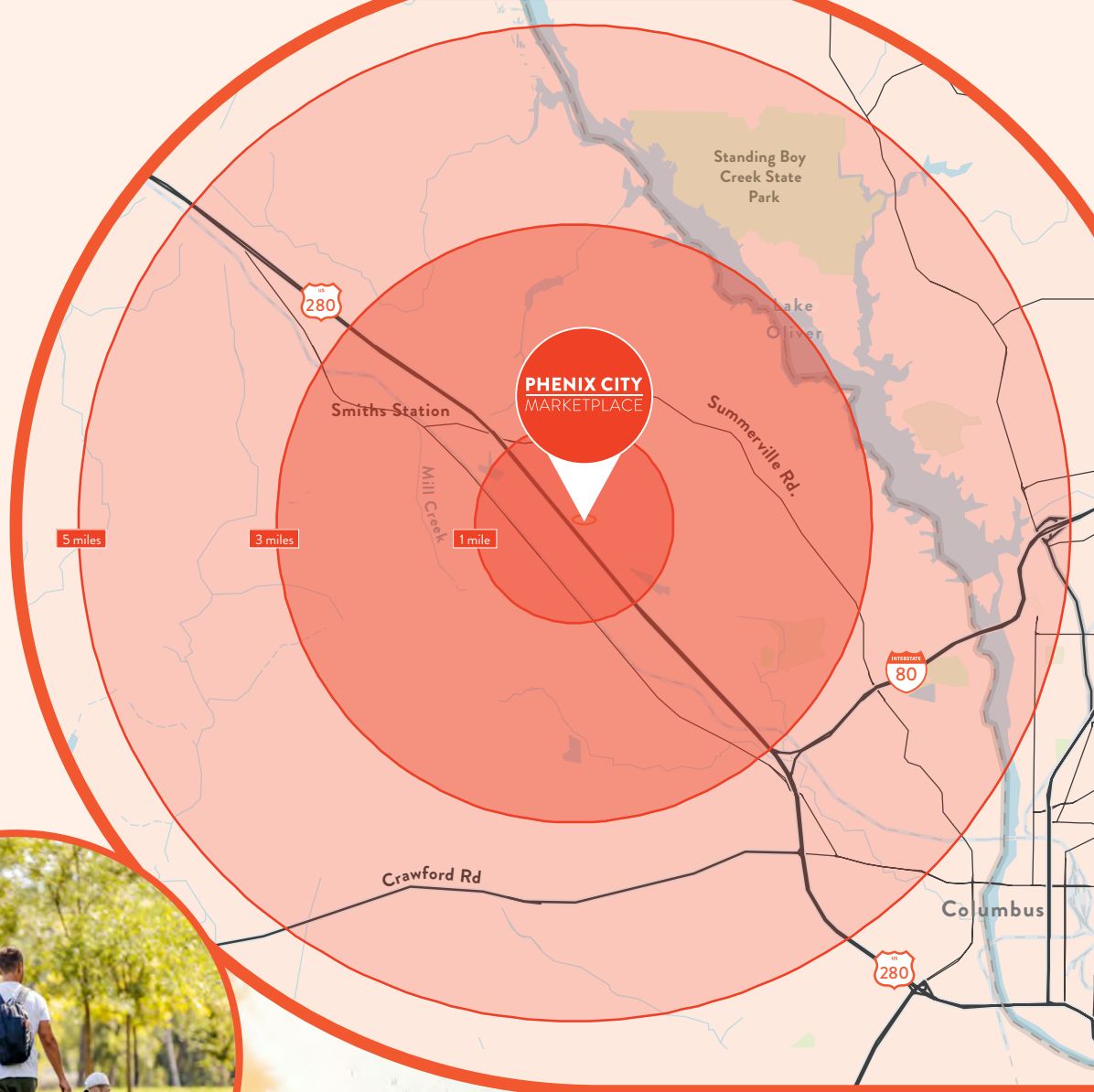
Suite	SF/Availability
Major G	63,300 SF
Shop I	10,500 SF
OP #1	1.24 AC
OP #2	1.00 AC
OP #3	0.96 AC
OP #4	0.90 AC
OP #5	1.22 AC
OP #6	1.60 AC

Suite	SF/Availability
OP #7	1.75 AC
OP #8	1.34 AC
OP #9	1.37 AC
OP #10	1.37 AC
OP #11	1.36 AC
OP #12	1.38 AC
OP #13	1.09 AC
OP #14	1.51 AC
Commercial Pad	61.34 AC

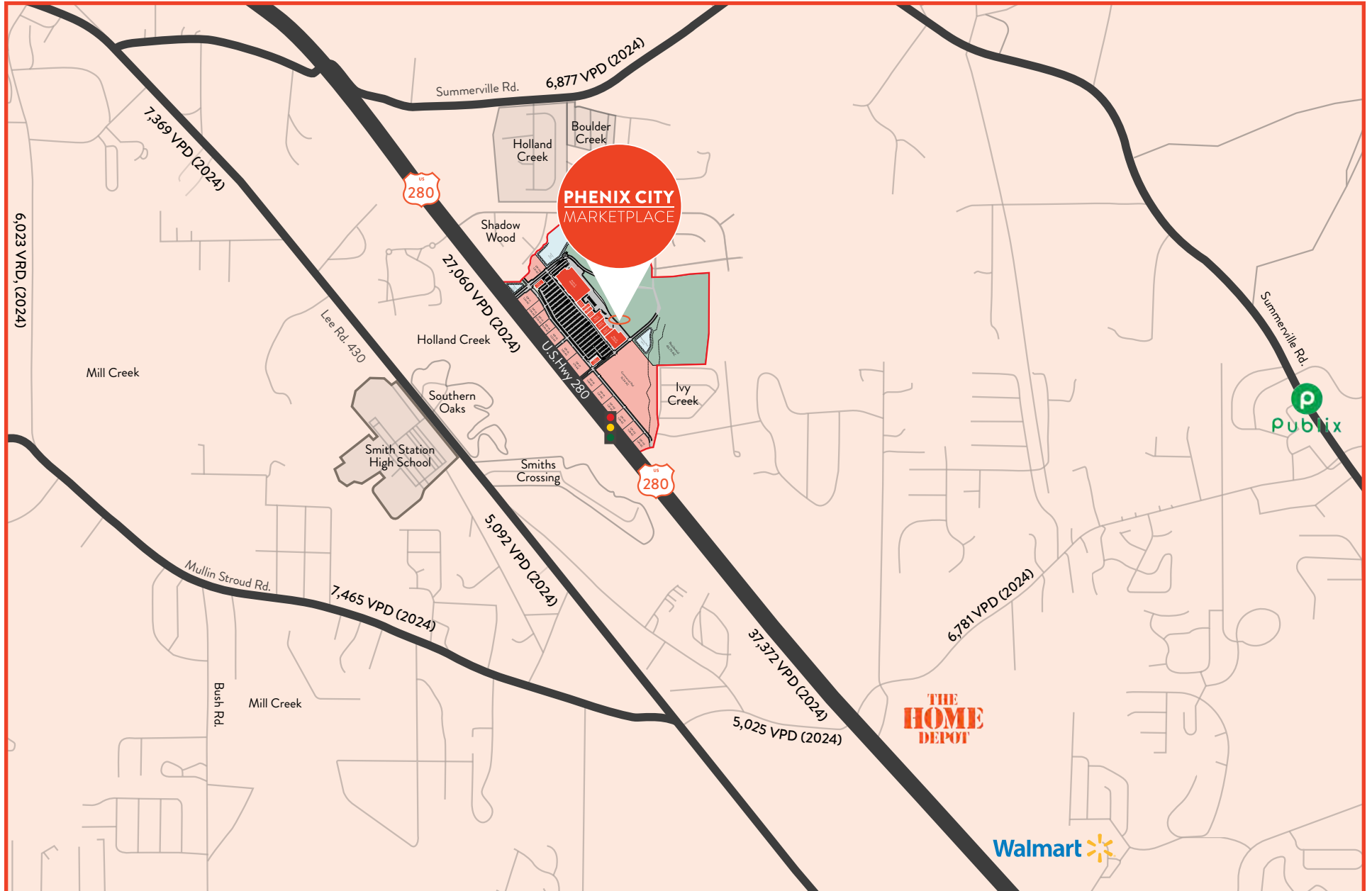
MARKET OVERVIEW

Phenix City, AL

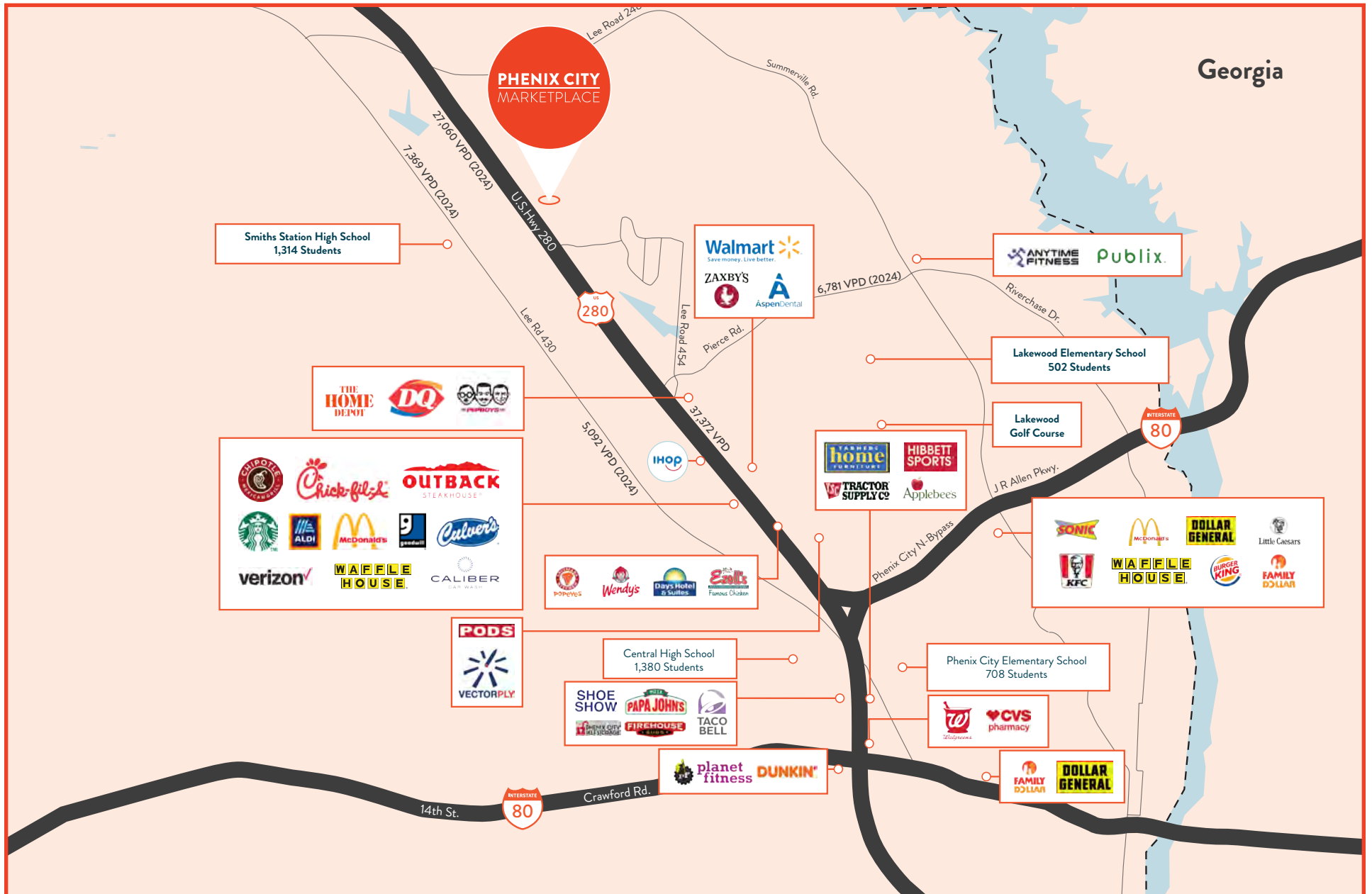
	1 Mile	3 Miles	5 Miles
 Total Population	3,506	20,738	58,186
 Medium Home Value	\$269,450	\$246,322	\$246,107
 Median Household Income	\$78,484	\$79,599	\$72,339



DIRECT TRADE AREA



PHENIX CITY TRADE AREA



WHY PHENIX CITY?

Phenix City, strategically positioned on the Alabama-Georgia border adjacent to Columbus, Georgia, which is home to Fort Benning, one of the U.S. Army's largest installations. Fort Benning, with a base population of 100,000+, and an off-base population of 45,000, compiled with its civilian population drives economic stability and strong consumer spending power in the region.

With ongoing riverfront revitalization and a growing residential base, Phenix City presents a compelling opportunity for retailers and restaurants seeking to serve an established, economically stable market with significant regional draw.

PHENIX CITY MARKETPLACE

Within 30 minutes



93,112

Estimated Population



\$206,929

Owner Occupied Median Home Value



\$66,032

Median Household Income



100,000+

Population supported by Fort Benning, one of the largest U.S. Army installations in the country



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