

PHENIX CITY MARKETPLACE

NEW POWER CENTER FOR LEASE

20300 US-280, Phenix City, AL 36867

Jr. Boxes, Small Shops, and Outparcels Available

JLL

PHENIX CITY MARKETPLACE

PROPERTY HIGHLIGHTS

400,000 + SF AVAILABLE

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



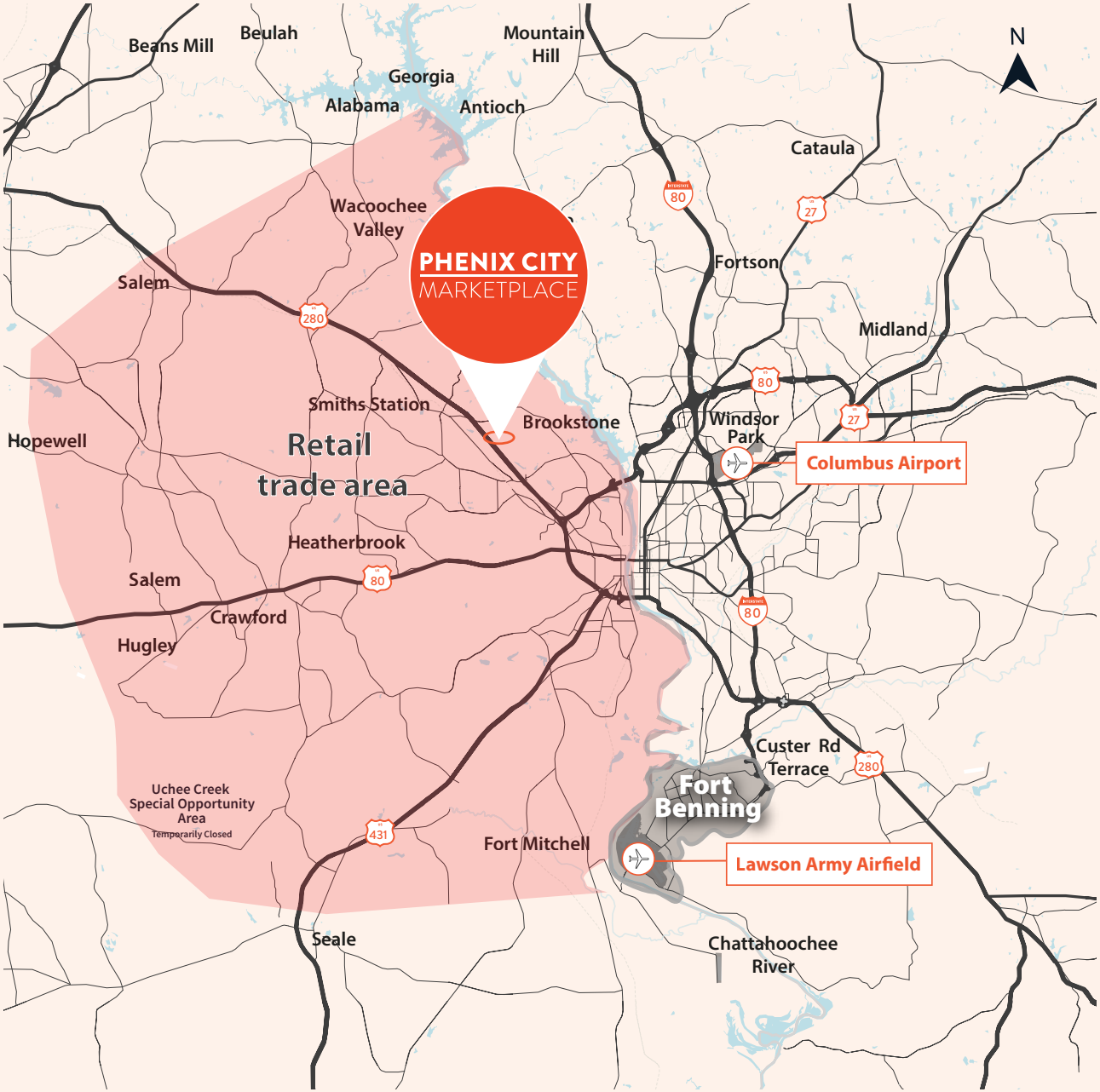
Suite	SF/Availability
Shops H	10,500 SF
Anchor A	139,801 SF
Shops B	4,800 SF
Major C	55,000 SF
Major D	25,001 SF
Major E	25,001 SF

Suite	SF/Availability
Major F	55,000 SF
Major G	16,224 SF
Mini E	8,204 SF
Shops I	10,500 SF
OP# 01	1.26 AC
OP# 02	1.02 AC

Suite	SF/Availability
OP# 03	0.95 AC
OP# 04	1.17 AC
OP# 05	1.17 AC
OP# 06	1.42 AC
OP# 07	1.76 AC

MARKET OVERVIEW

Phenix City, AL



Demographics for Trade Area:

Population

93,112

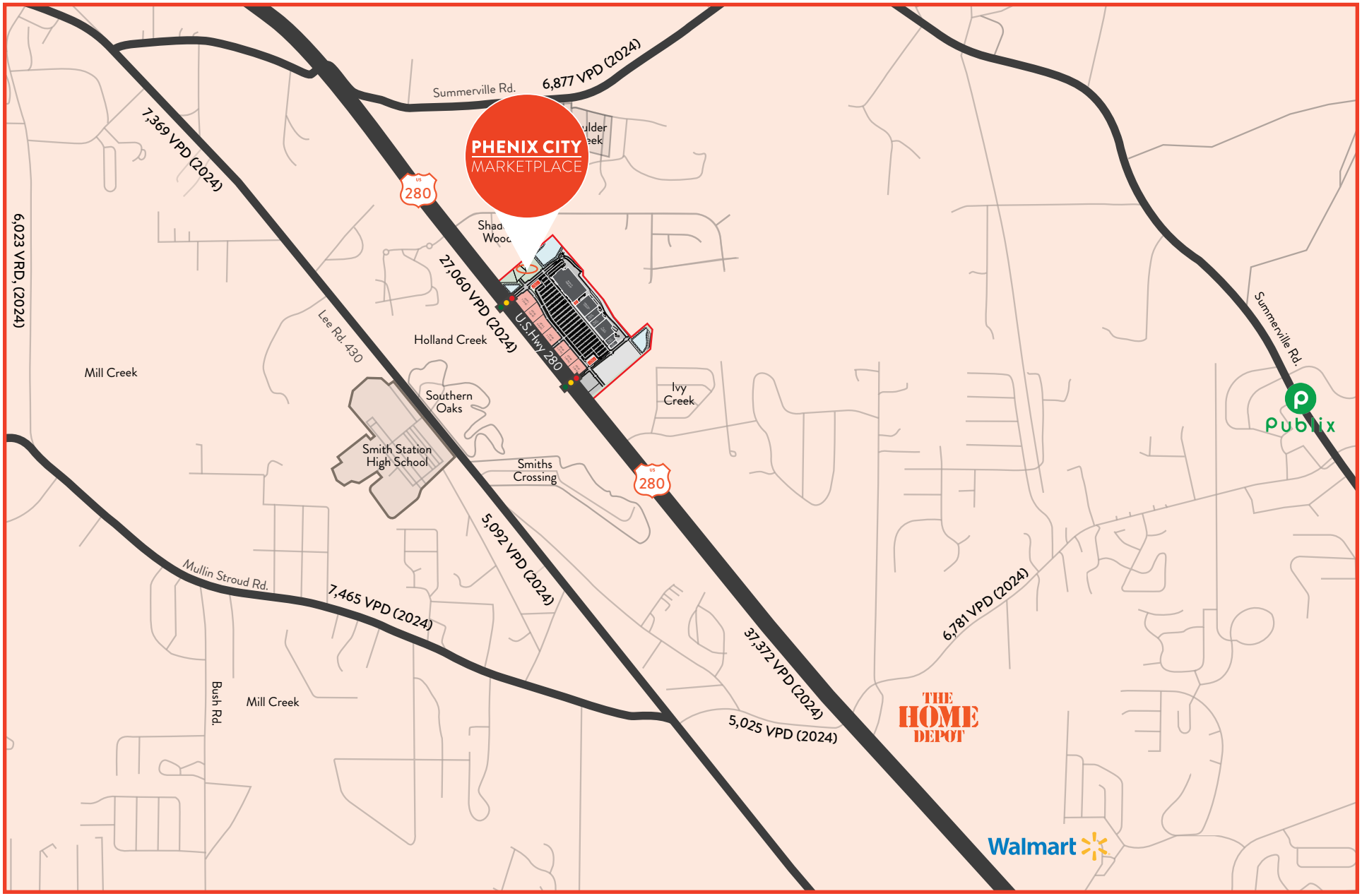
Median HH income

$66,032

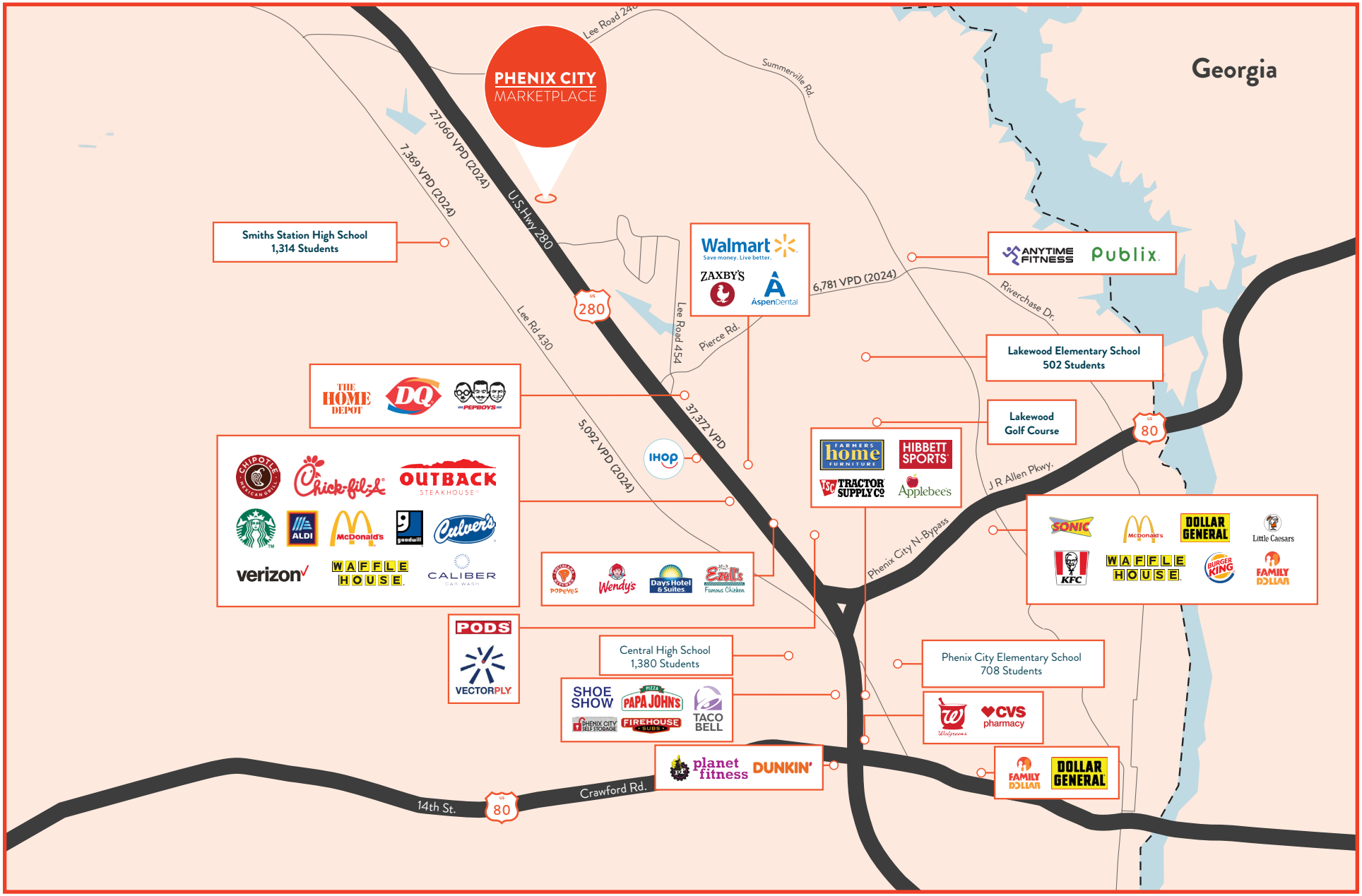
Owner Occupied Median Home Value:

$206,929

DIRECT TRADE AREA



PHENIX CITY TRADE AREA



WHY PHENIX CITY?

PHENIX CITY
MARKETPLACE

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.











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



HUGO ISOM
Executive Vice President
205 238 7775
hugo.isom@jll.com

CLINT ISOM
Senior Associate
205 791 5927
clint.isom@jll.com

SAM NICHOLS
Associate
205 238 7673
sam.nichols@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

JLL | **PHENIX CITY** MARKETPLACE