



## 2061 Highway 280 Bypass

Phenix City, Alabama 36867

### Property Highlights

- +/- 4,800 SF space previously used as a restaurant
- Prime location on Highway 280 Bypass
- Ample parking for customers
- Restaurant equipment included
- Adjacent to major shopping center

### Property Overview

This +/- 4,800 SF space, previously used as a restaurant, is available for sale for \$850,000. The property is secured by a five-year lease with a five-year renewal option, providing reliable income for an investor. The building features multiple dining areas, a spacious commercial kitchen with a walk-in freezer, walk-in cooler, and range hood, along with additional storage rooms, restrooms, and a private office. Located on Highway 280 Bypass, the property benefits from excellent visibility, strong traffic counts, and ample customer parking, making it a well-positioned and attractive asset in an established commercial corridor.

### Offering Summary

<b>Sale Price:</b>	\$850,000
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	+/- 4,800 SF
<b>Lot Size:</b>	+/- 1 Acre

### Demographics 0.3 Miles 0.5 Miles 1 Mile

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	56	431	1,698
<b>Total Population</b>	124	995	3,968
<b>Average HH Income</b>	\$72,920	\$70,631	\$73,795

### For More Information

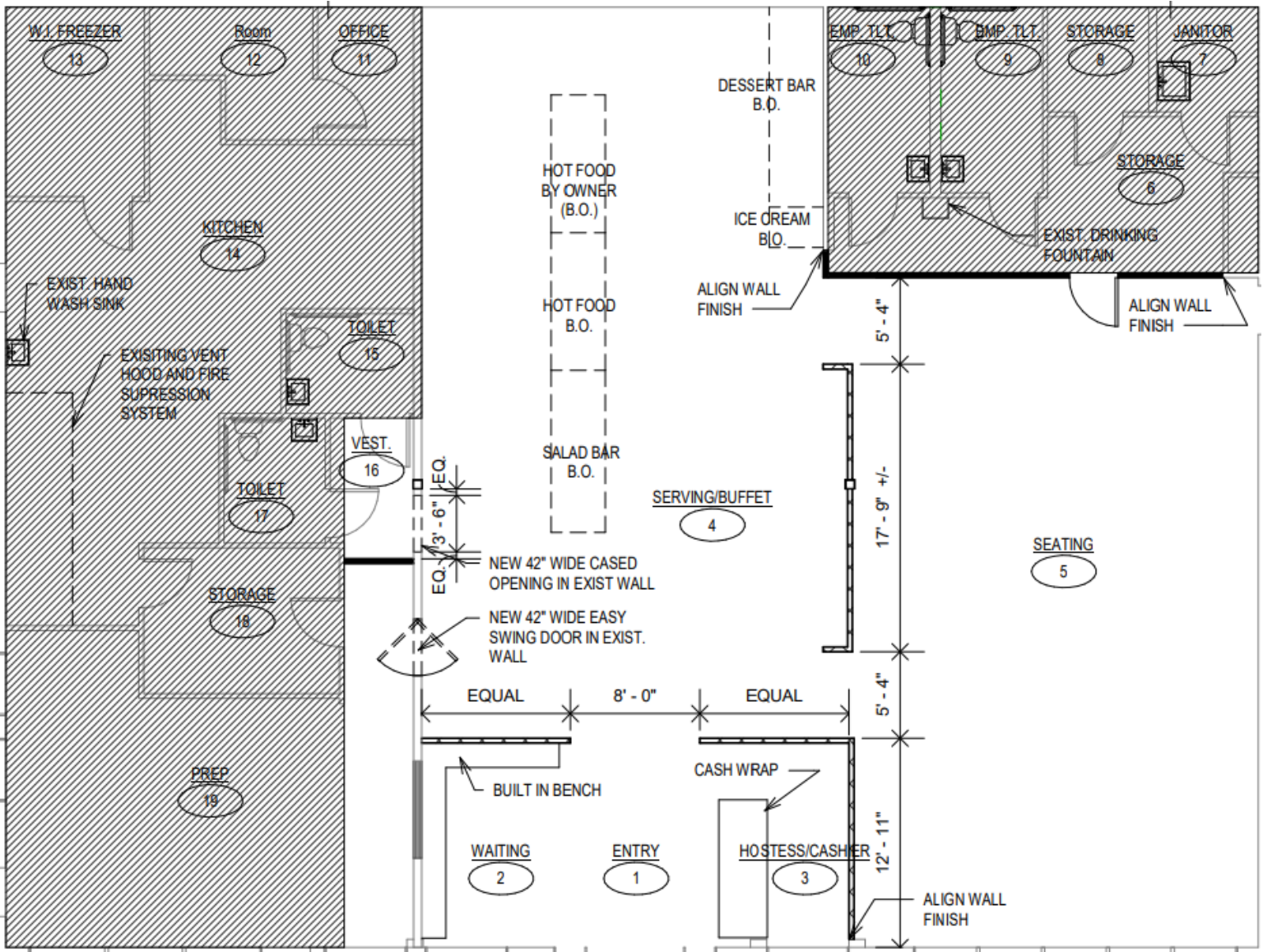
#### Dave Jackson

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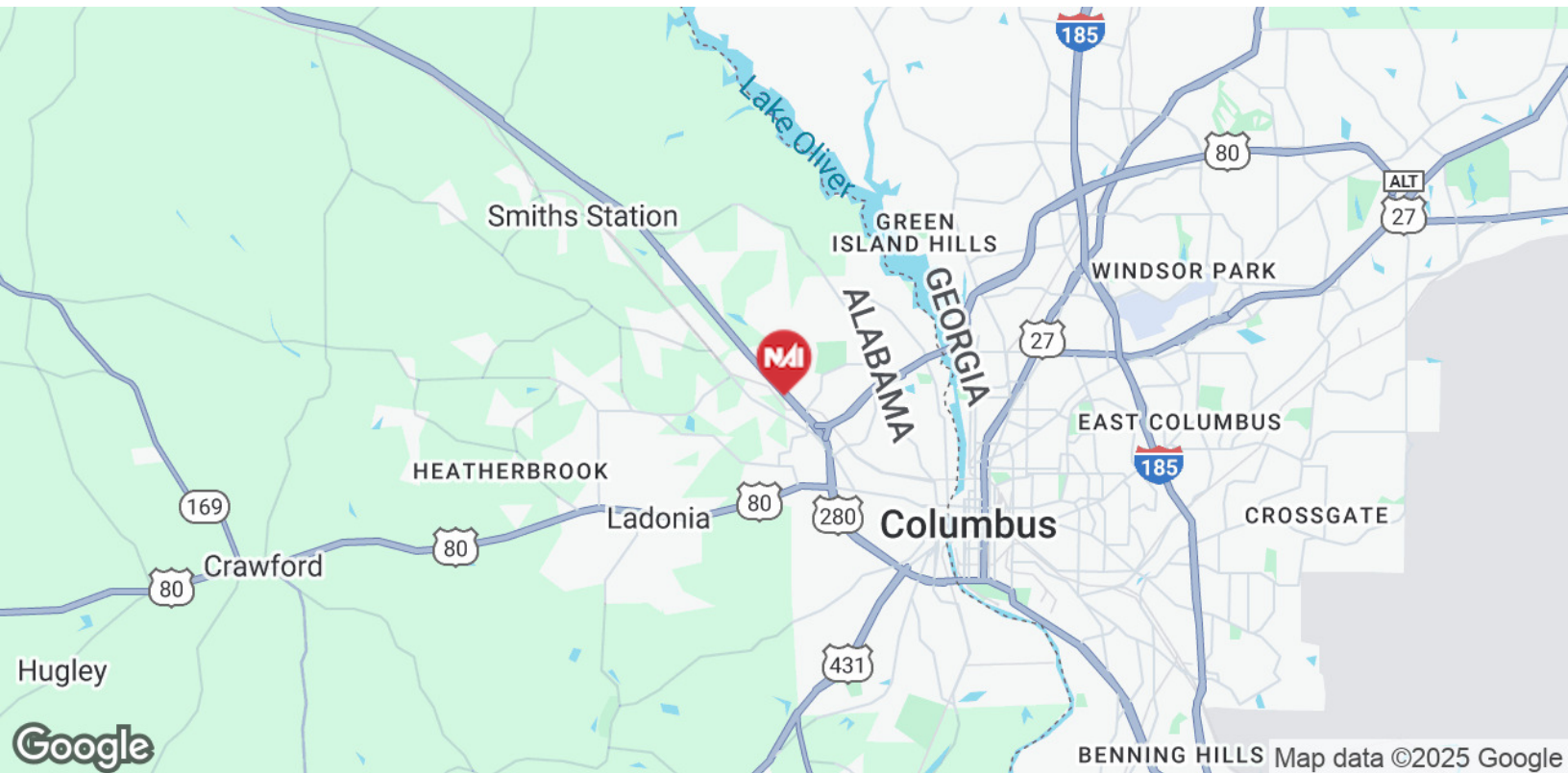
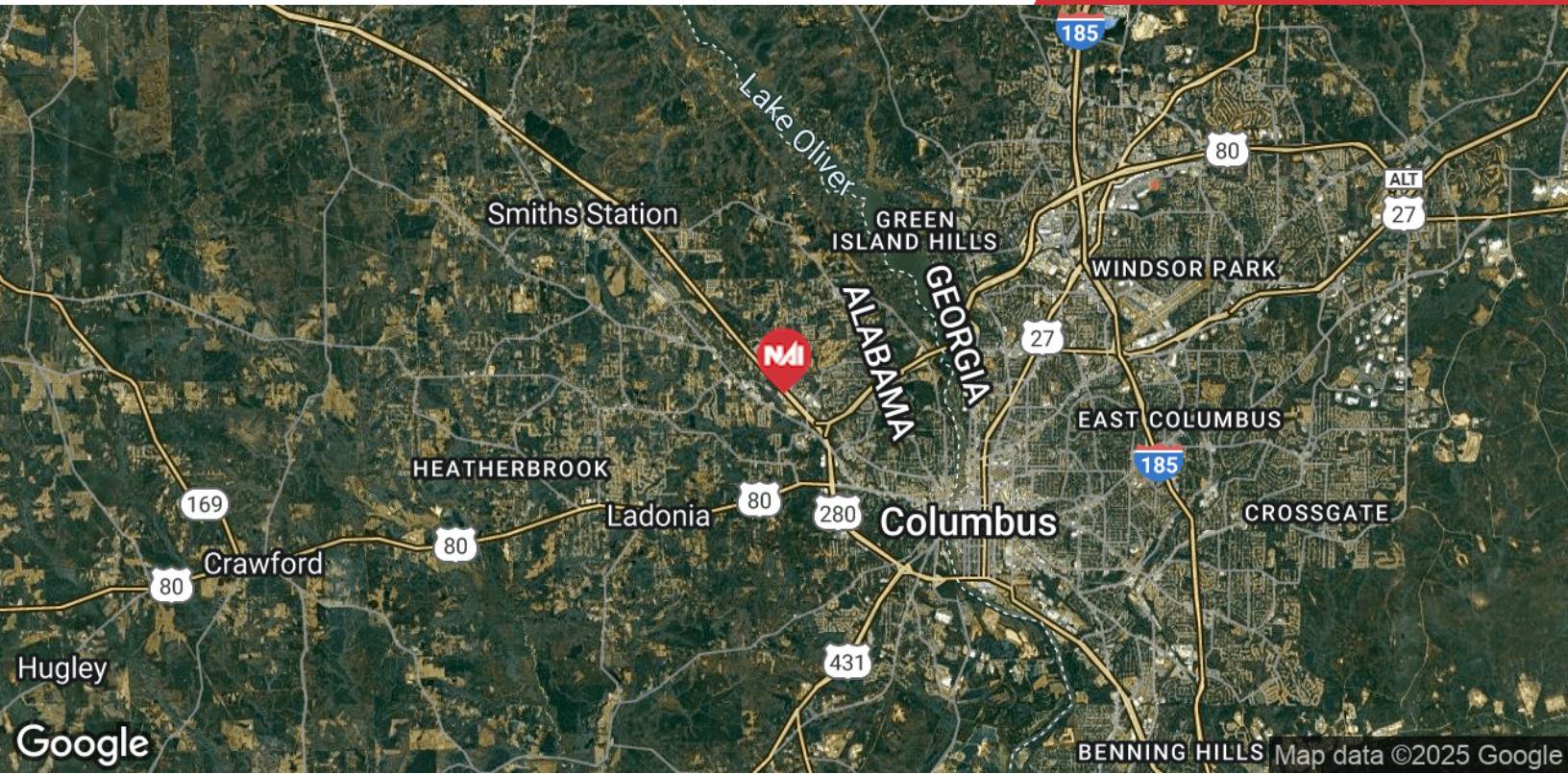


Map data ©2025 Google

Google

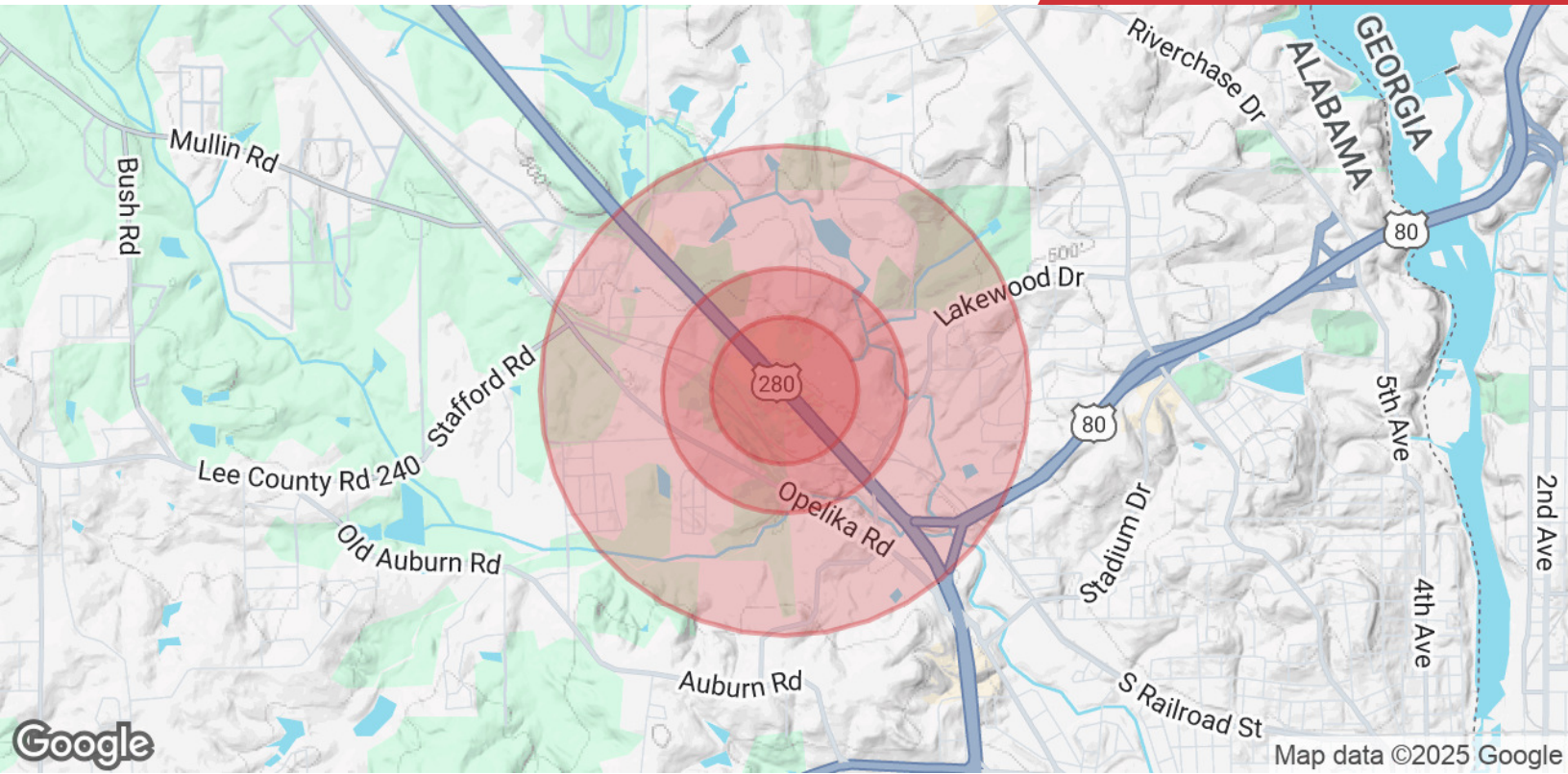
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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Population</b>	124	995	3,968
<b>Average Age</b>	44	41	41
<b>Average Age (Male)</b>	42	39	39
<b>Average Age (Female)</b>	46	43	43
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	56	431	1,698
<b># of Persons per HH</b>	2.2	2.3	2.3
<b>Average HH Income</b>	\$72,920	\$70,631	\$73,795
<b>Average House Value</b>	\$240,646	\$283,569	\$275,157

Demographics data derived from AlphaMap