



Property Summary



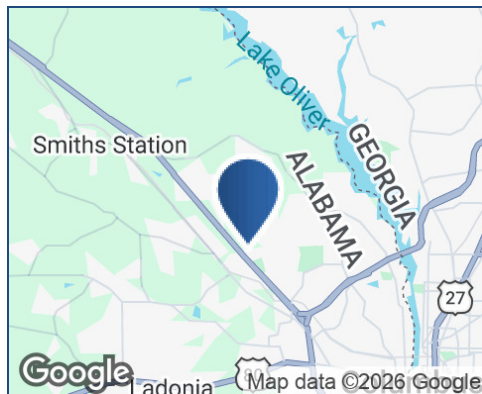
DAILY TRAFFIC CONDITIONS

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

* Figures shown represent estimates

DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	4,597	31,240	82,868
Average HH Income	\$100,767	\$99,594	\$87,631
Estimated Households	1,928	13,067	34,306



PROPERTY HIGHLIGHTS

- ±1.4 AC development parcel available
- 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



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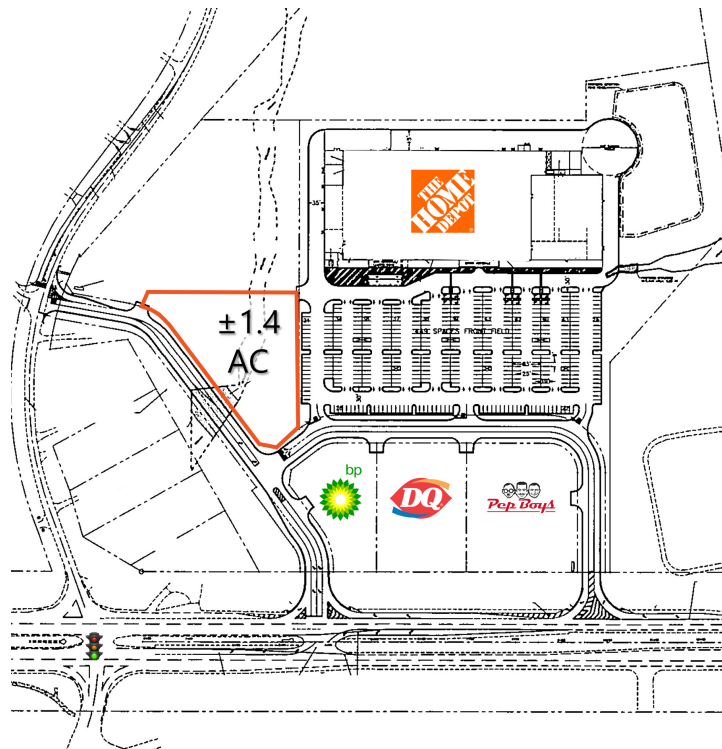
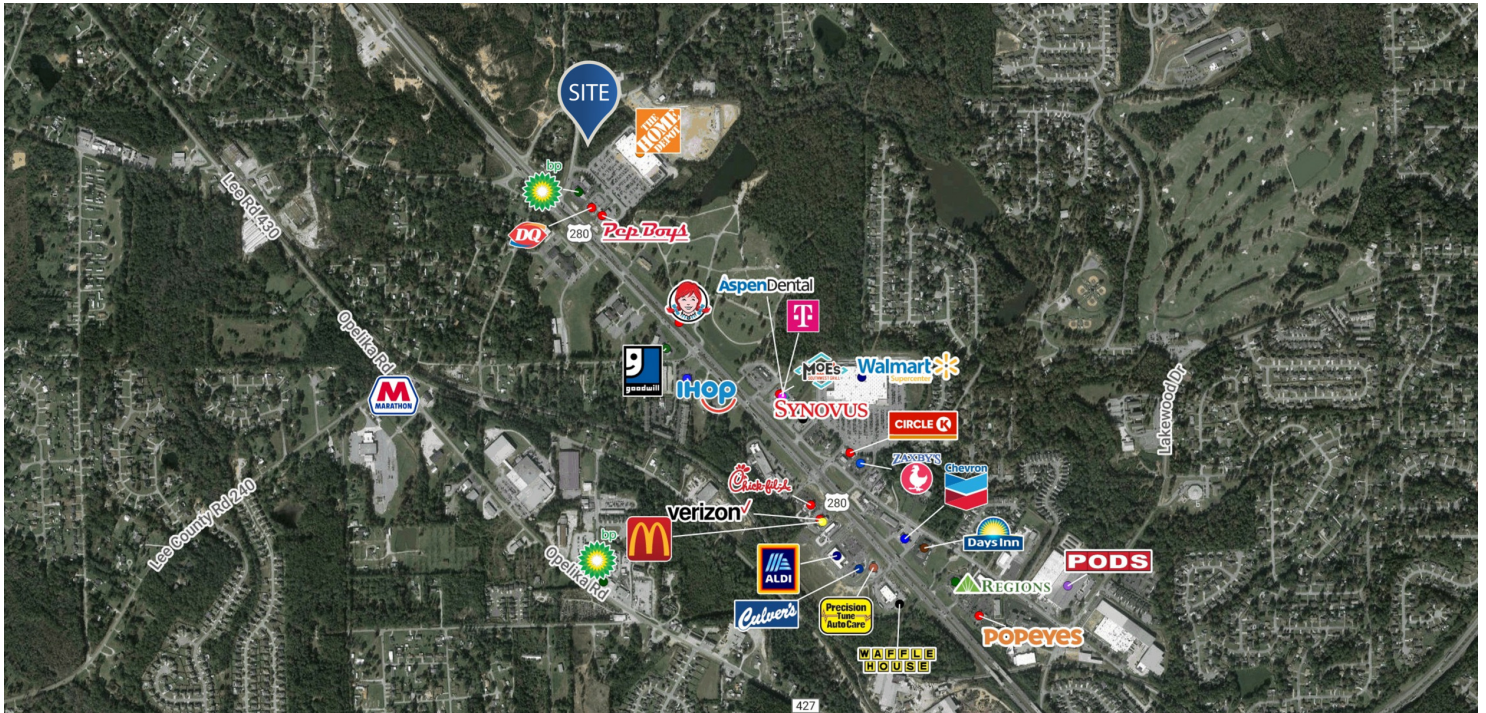
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±1.4 AC PHENIX CITY, AL

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

Location Maps



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