

EXECUTIVE SUMMARY



Sale Price	\$199,000
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PROPERTY OVERVIEW

This Prime Retail Opportunity located at E. 280 Bypass, Phoenix City, AL, features a 1,536 +/- square foot area of versatile retail space, ideally positioned on a 0.23 ± acre parcel with approximately 61 feet of road frontage on the high-traffic E. 280 Bypass corridor. This well-constructed brick building offers exceptional visibility and signage opportunities, making it a standout choice for a wide range of retail or service-oriented users. For more information, contact Mickey Phillips at 334-312-1100.

PROPERTY HIGHLIGHTS

- Brick construction with a professional facade
- Prominent signage has potential for a strong street presence
- Located in a well-developed retail node with high daily traffic
- Approx. 35,486 Average Daily Traffic (ADT) on US Hwy. 280 near Phenix City – a strong indicator of continuous vehicular exposure throughout the day.

OFFERING SUMMARY

Building Size:	1,536 +/- SF
Lot Size:	0.23 Acres
Price / SF:	\$129.56
Year Built:	1976
Renovated:	2026
Zoning:	C-4

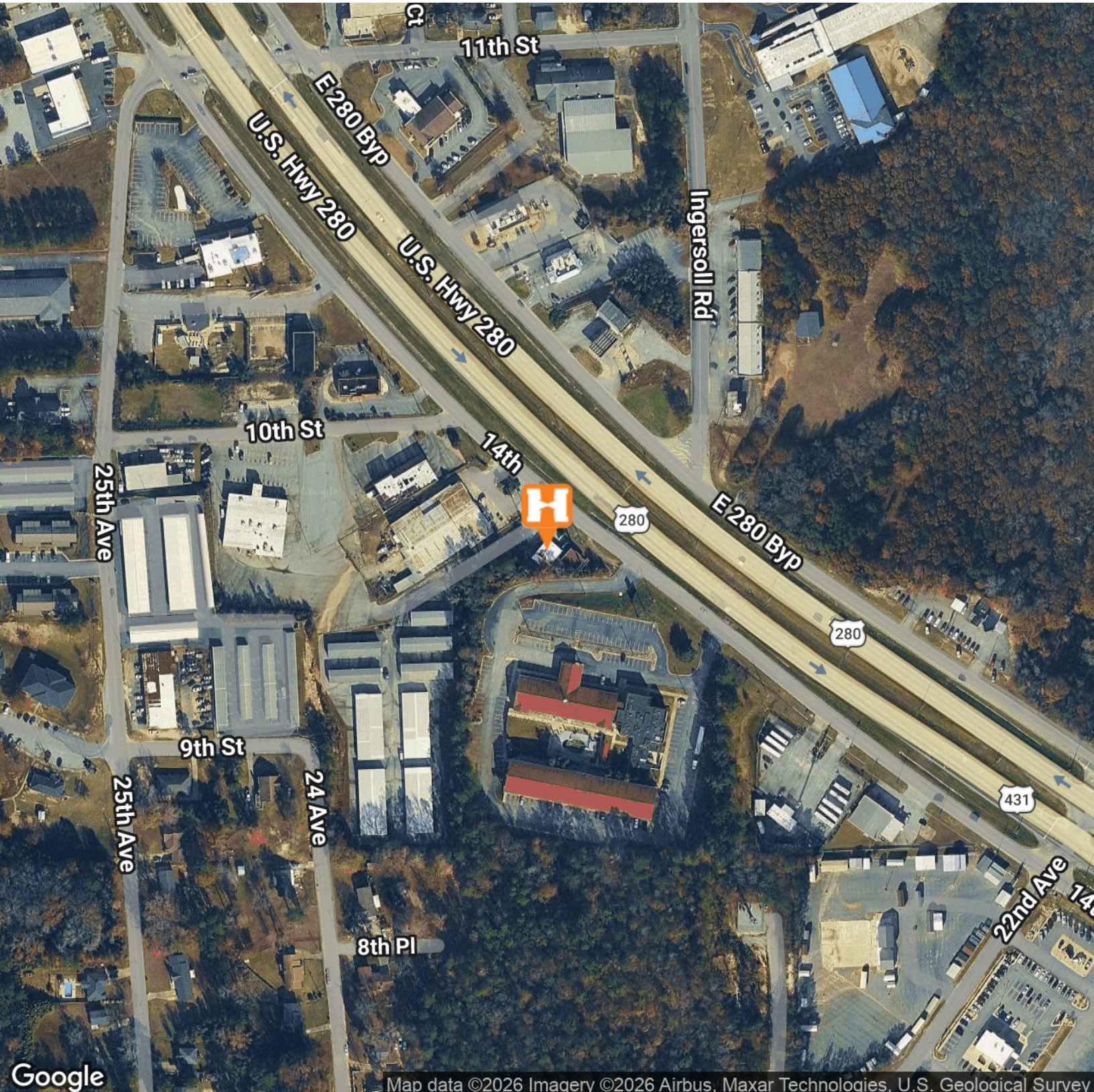
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,213	42,781	108,593
Total Population	5,302	103,318	272,874
Average HH Income	\$51,319	\$65,835	\$76,639

2305 E. BYPASS 280 PHOENIX CITY, AL | RETAIL PROPERTY FOR SALE

AERIAL MAP



Hodges
Commercial Real Estate



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, U.S. Geological Survey

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334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

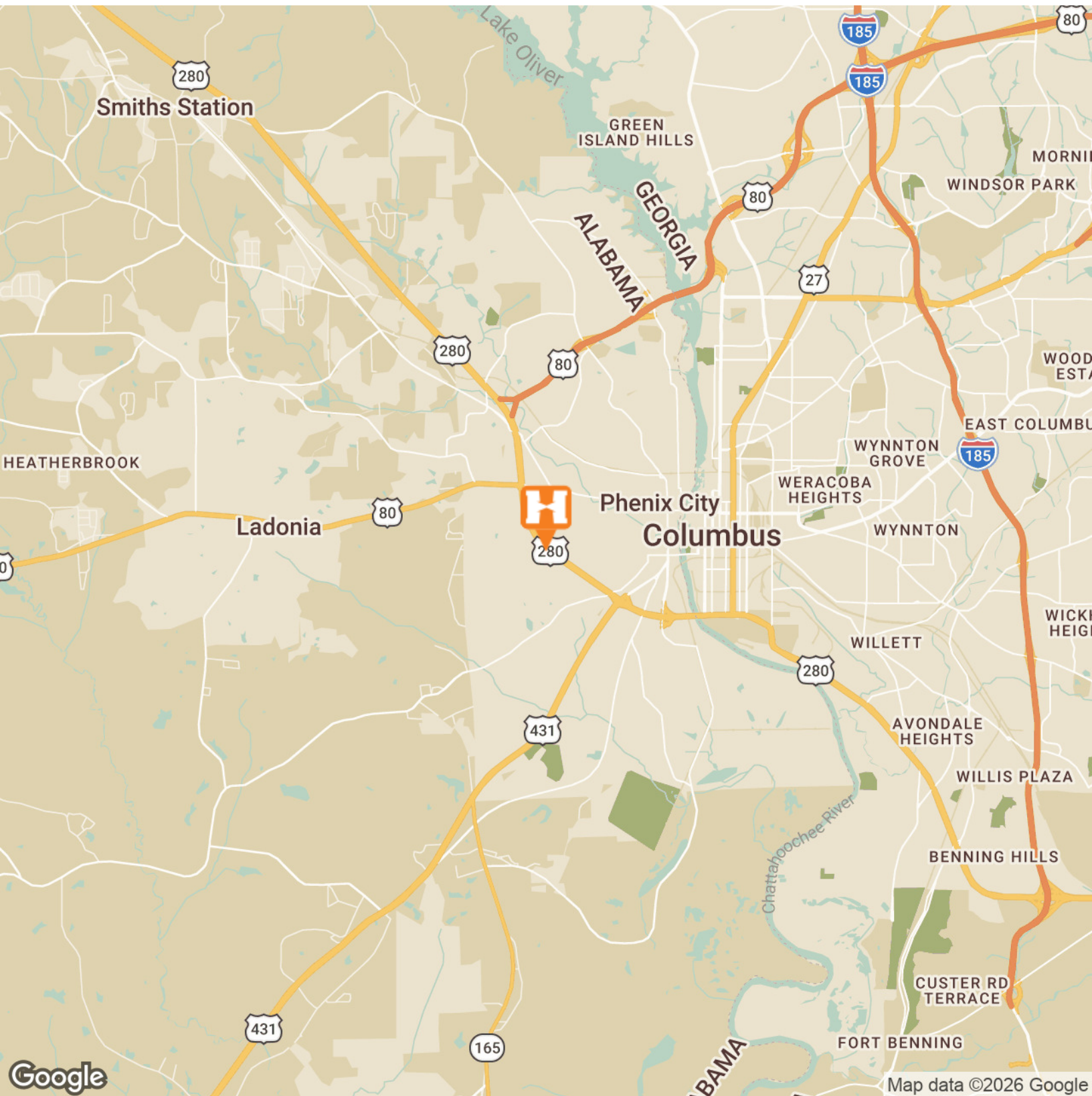
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LOCATION MAP



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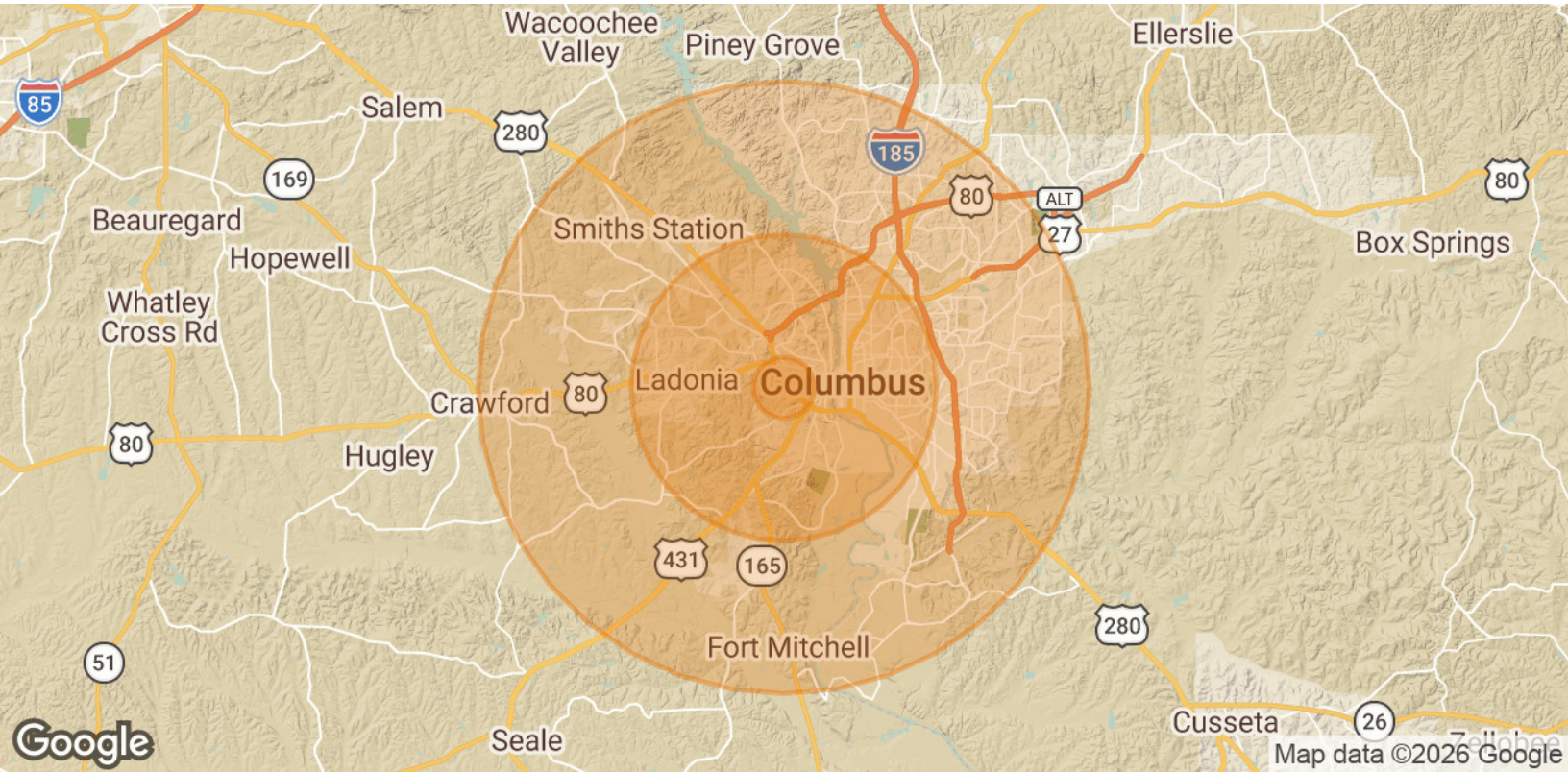
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DEMOGRAPHICS MAP & REPORT



Hodges

Commercial Real Estate



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,302	103,318	272,874
Average Age	37	39	38
Average Age (Male)	34	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,213	42,781	108,593
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$51,319	\$65,835	\$76,639
Average House Value	\$146,522	\$211,951	\$223,552

Demographics data derived from AlphaMap

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