

For Lease

# Office Building

3,672 - 9,903 SF | Negotiable



## Stadium Healthcare Center

1810 Stadium Drive Phenix City, AL 36867

### Property Highlights

- Class A Medical Office Building
- Full-Service Lease (includes Power, Water & CAM)
- Responsive Property Management Staff
- Private conference room & break room available for all tenants

### Property Overview

Class "A" Medical Office Building located just off US-80 in Phenix City, Alabama.

Private conference room and break room available for all tenants.

### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	35,267 SF
<b>Available SF:</b>	2,859 - 9,903 SF
<b>Lot Size:</b>	4.51 Acres

Spaces	Lease Rate	Space Size
<b>Suite 130</b>	Negotiable	3,978 SF
<b>Suite 140</b>	Negotiable	2,874 SF

For More Information

**Jack Hayes, SIOR, CCIM**

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Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
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## Suite 130 Floorplan



1.23.24

Phenix City - 1810

Vacant

Floor

1810 Stadium Drive  
Phenix City, AL 36867

Suite 130 - Final Tenant

1

Report ID 2

ID	Suite USF	Ancillary USF	Total USF	RSF	Leased RSF	LED
1-02	3,328.00	0.00	3,328.00	3,977.59	3,285.00	

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Suite 140 Floor Plan



1.23.24 Phenix City - 1810

Floor 1  
1810 Stadium Drive  
Phenix City, AL 36867

Report ID 2

Dr. Bill Berryman, MD  
Suite 140 - Final Tenant

ID	Suite USF	Ancillary USF	Total USF	RSF	Leased RSF	LED
1-03	2,404.78	0.00	2,404.78	2,874.17	2,450.00	



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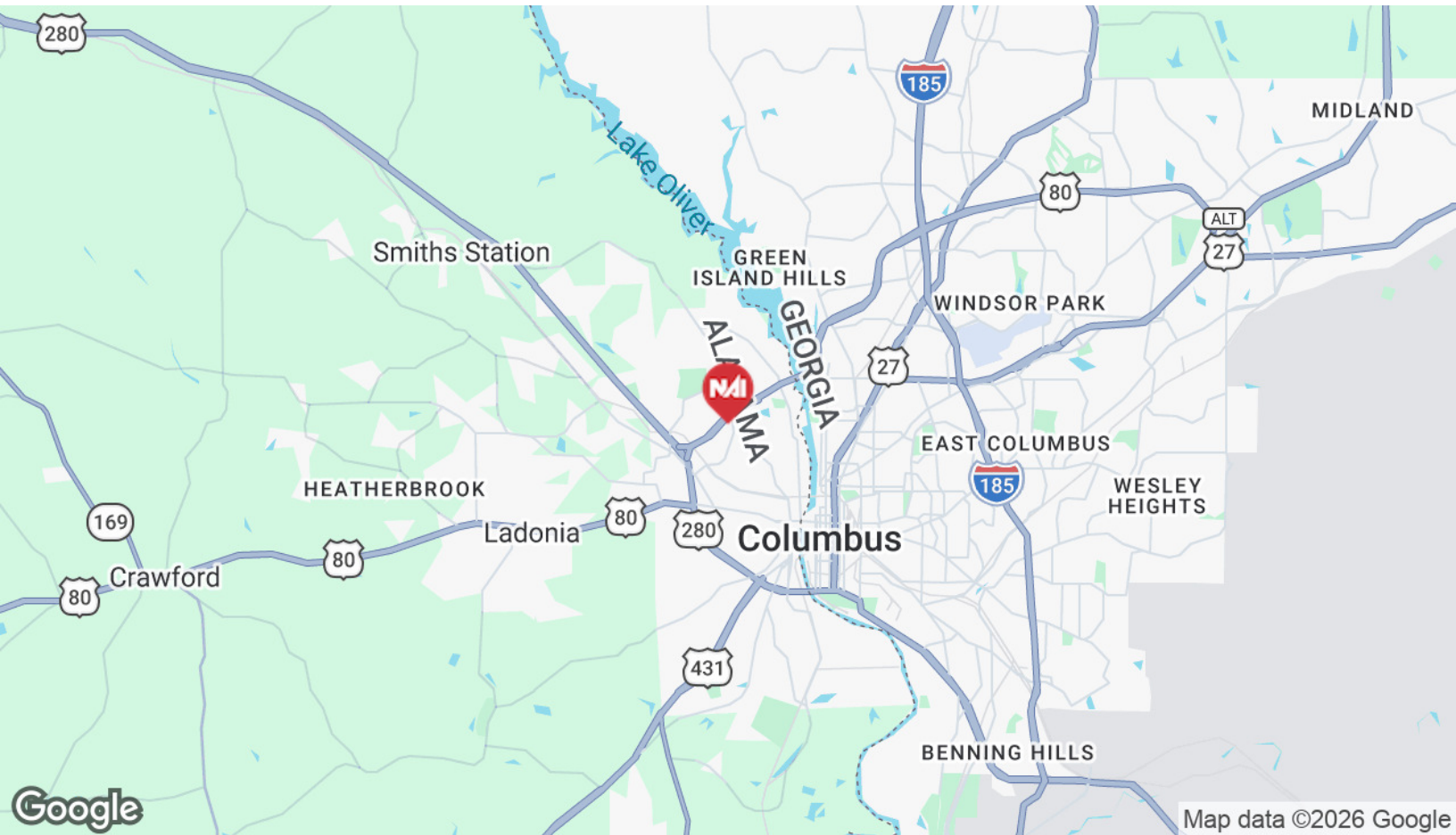
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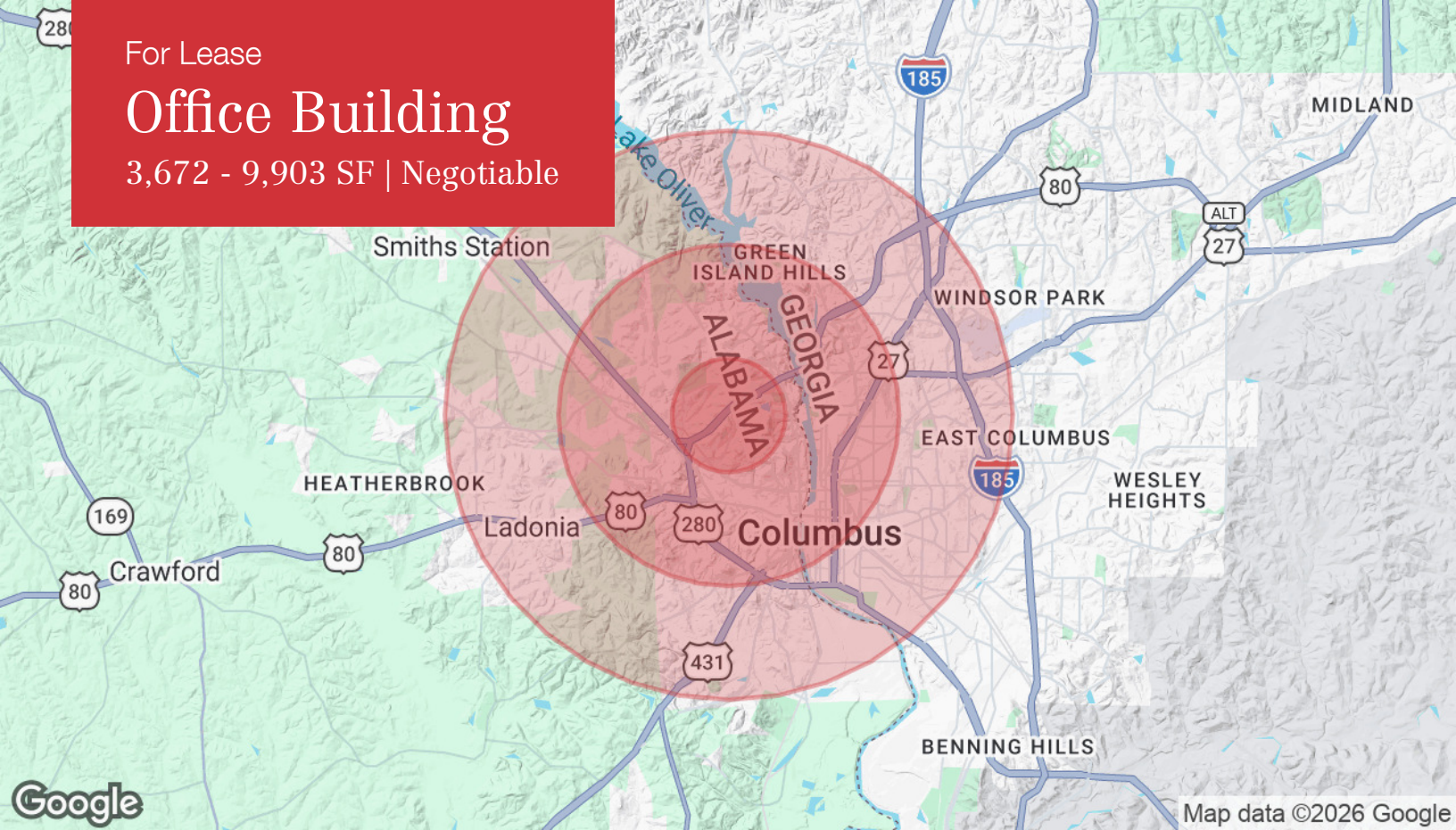
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	5,757	39,107	96,711
<b>Average Age</b>	33.4	34.7	35.7
<b>Average Age (Male)</b>	31.4	33.0	33.9
<b>Average Age (Female)</b>	36.3	36.4	37.2

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,523	15,866	39,419
<b># of Persons per HH</b>	2.3	2.5	2.5
<b>Average HH Income</b>	\$47,752	\$42,276	\$50,813
<b>Average House Value</b>	\$133,337	\$124,148	\$141,862

\* Demographic data derived from 2020 ACS - US Census