



280 & Main Shopping Center

1417 U.S. 280
Phenix City, Alabama 36867

Property Highlights

- - Prime location on U.S. 280.
- - +/- 1,500 - 4,600 SF spaces available
- - Excellent visibility and accessibility.

Property Overview

This property offers excellent visibility and accessibility, making it ideal for diverse business needs. Convenient for both customers and employees, this location sets the stage for your business's growth. With U.S. 280 providing a steady stream of traffic, your enterprise will thrive in this bustling location.

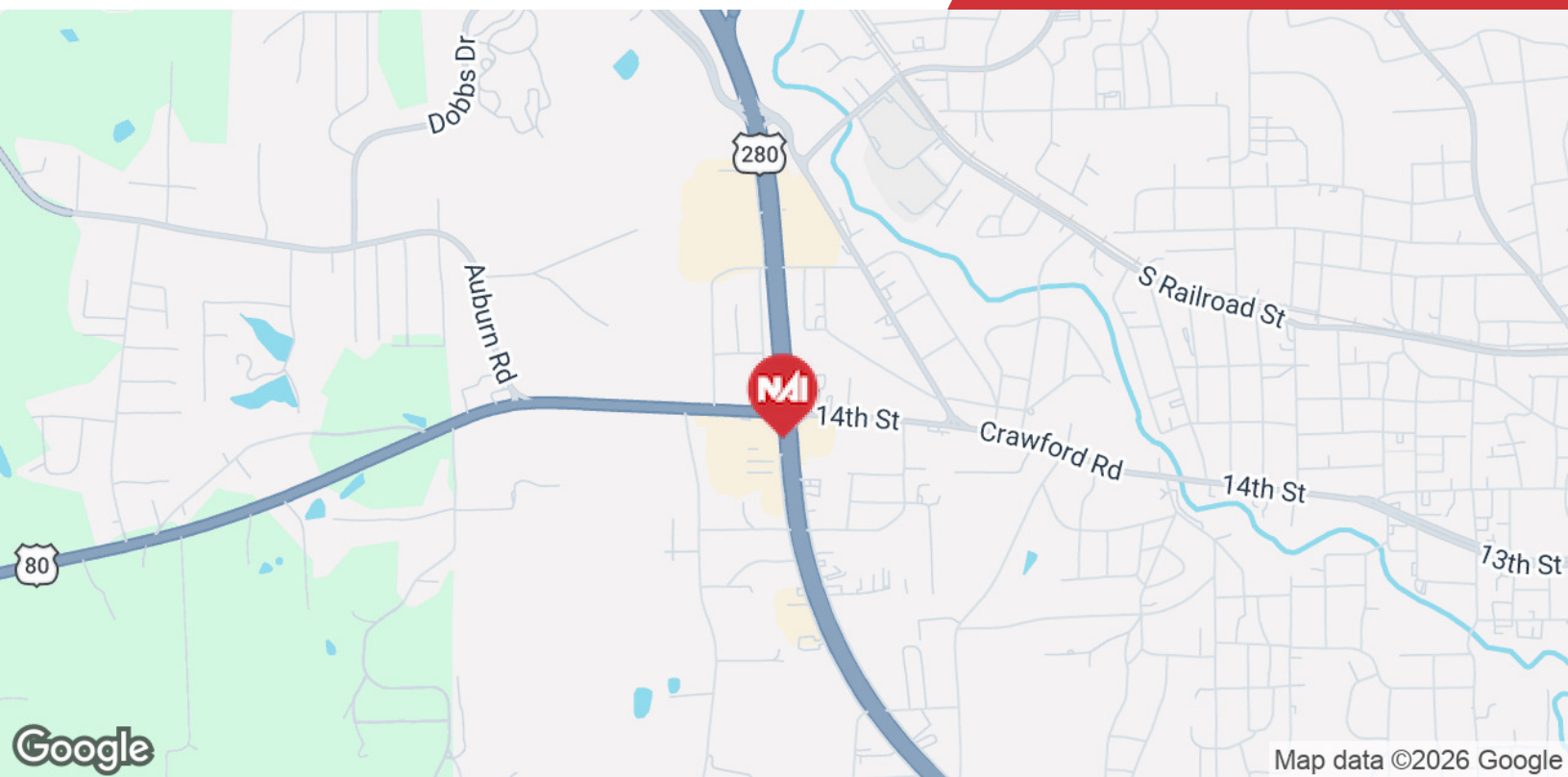
Offering Summary

Lease Rate:	\$10.00 - 20.00 SF/yr (MG;NNN)
Available SF:	+/- 1,500 - 4,000 SF
Lot Size:	10 Acres

For More Information

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Offering Summary

Lease Rate:	\$10.00 - 20.00 SF/yr (MG;NNN)
Available SF:	+/- 1,500 - 4,000 SF
Year Built:	1970

Property Overview

The 280 & Main shopping center is located at the intersection of US Highway 280 and Highway 80/ Crawford Rd. Planet Fitness, Roses Discount Store, Petsense by Tractor Supply, Harbor Freight Tools, Dunkin Donuts, and Phenix City Express Carwash are also located in this 10 acre shopping center. This location is conveniently located less than 4 miles from Downtown Columbus, GA.

Three spaces available for lease ranging from +/- 1,500 - 4,000 SF. Spaces lease for \$10.00-\$20.00 SF/year.

Lease Information

Lease Type:	MG ; NNN	Lease Term:	Negotiable
Total Space:	150 - 6,100 SF	Lease Rate:	\$500 - \$10,166.67 per month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite A	2,500 SF	NNN	\$15.00 SF/yr	+/- 2,500 SF space. Can also be leased with Suite 1417 to make a +/- 6,100 SF space.
Suite B	1,500 SF	Modified Gross	\$10.00 SF/yr	+/- 1,500 SF shell space with unfinished sheetrock. Could be used for a variety of purposes, such as a climatized warehouse. Can be combined with Suite C.
Suite C	4,000 SF	Modified Gross	\$10.00 SF/yr	+/- 4,000 SF space with roll up door and cinder block storage. Could be used for a variety of purposes, such as a contractor's office or warehouse. Can be combined with Suite B.
Suite 1417	3,600 - 6,100 SF	NNN	\$20.00 SF/yr	Located at 1417 U.S. 280 in Phenix City, Alabama, this ±3,600 to 6,100 SF retail/office space presents an exceptional leasing opportunity within the highly visible 280 & Main Shopping Center. Previously occupied by a home health company, the space is thoughtfully configured with 11 private offices, multiple restrooms, a break room, conference room, storage room, janitorial closet, and water fountain. Neutral paint and carpeting throughout provide a clean, professional environment ready for immediate occupancy. For businesses seeking a smaller footprint, executive office suites are also available starting at \$500 per month gross for a single office.
Suite 1417-A	150 SF	NNN	\$500 per month	Executive office suite.
Suite 1417-B	150 SF	NNN	\$500 per month	Executive office suite.
Suite 1417-C	150 SF	NNN	\$500 per month	Executive office suite.
Suite 1417-D	150 SF	NNN	\$500 per month	Executive office suite.
Suite 1417-E	150 SF	NNN	\$500 per month	Executive office suite.
Suite 1417-F	150 SF	NNN	\$500 per month	Executive office suite.
Suite 1417-G	150 SF	NNN	\$500 per month	Executive office suite.
Suite 1417-H	150 SF	NNN	\$500 per month	Executive office suite.
Suite 1417-I	150 SF	NNN	\$500 per month	Executive office suite.
Suite 1417-J	150 SF	NNN	\$500 per month	Executive office suite.



Suite 1417 Exterior



Suite 1417 Entrance / Lobby



Suite 1417 Hallway



Suite 1417 Storage Room



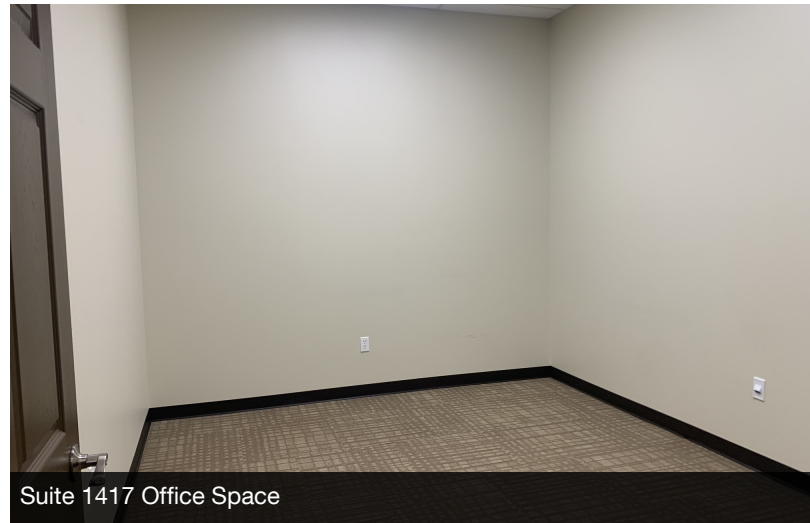
Suite 1417 Conference Room



Suite 1417 Bathrooms



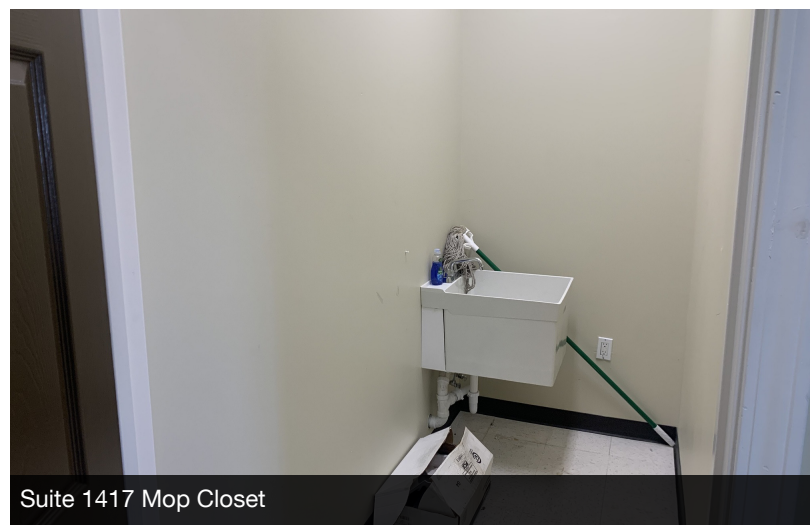
Suite 1417 Break Room



Suite 1417 Office Space



Suite 1417 Office Spaces



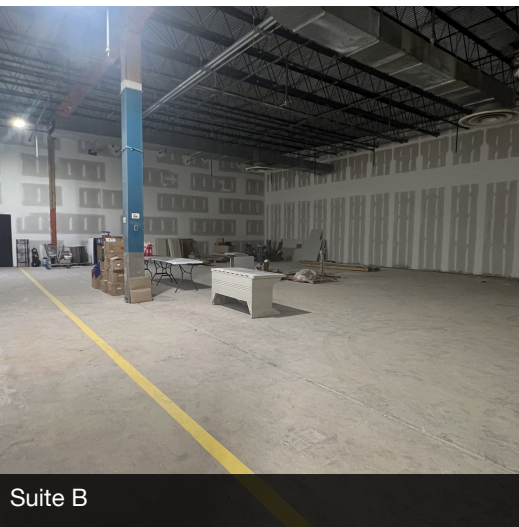
Suite 1417 Mop Closet



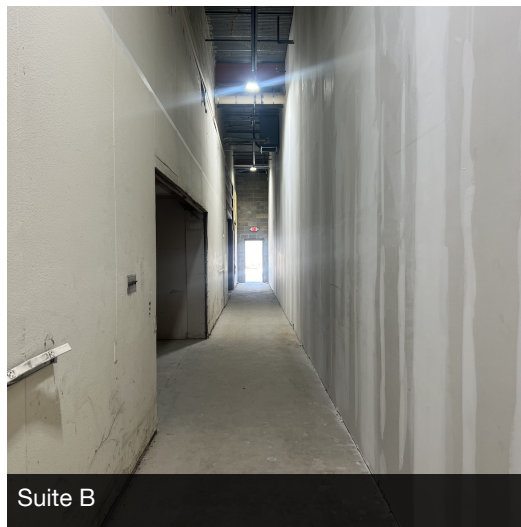
Suite A



Suite A



Suite B



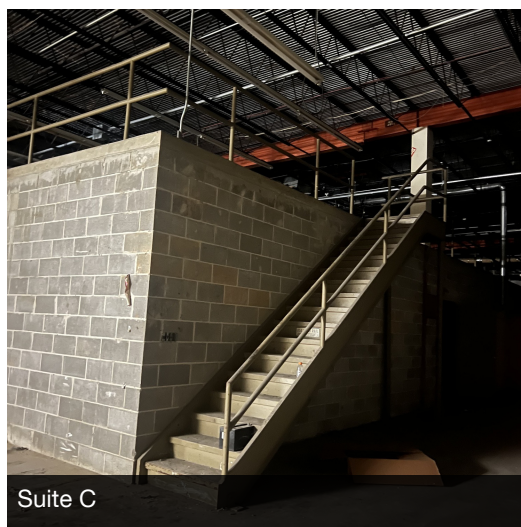
Suite B



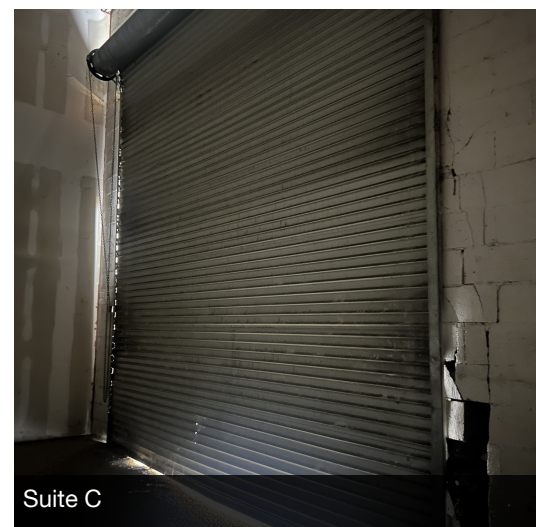
Suite B



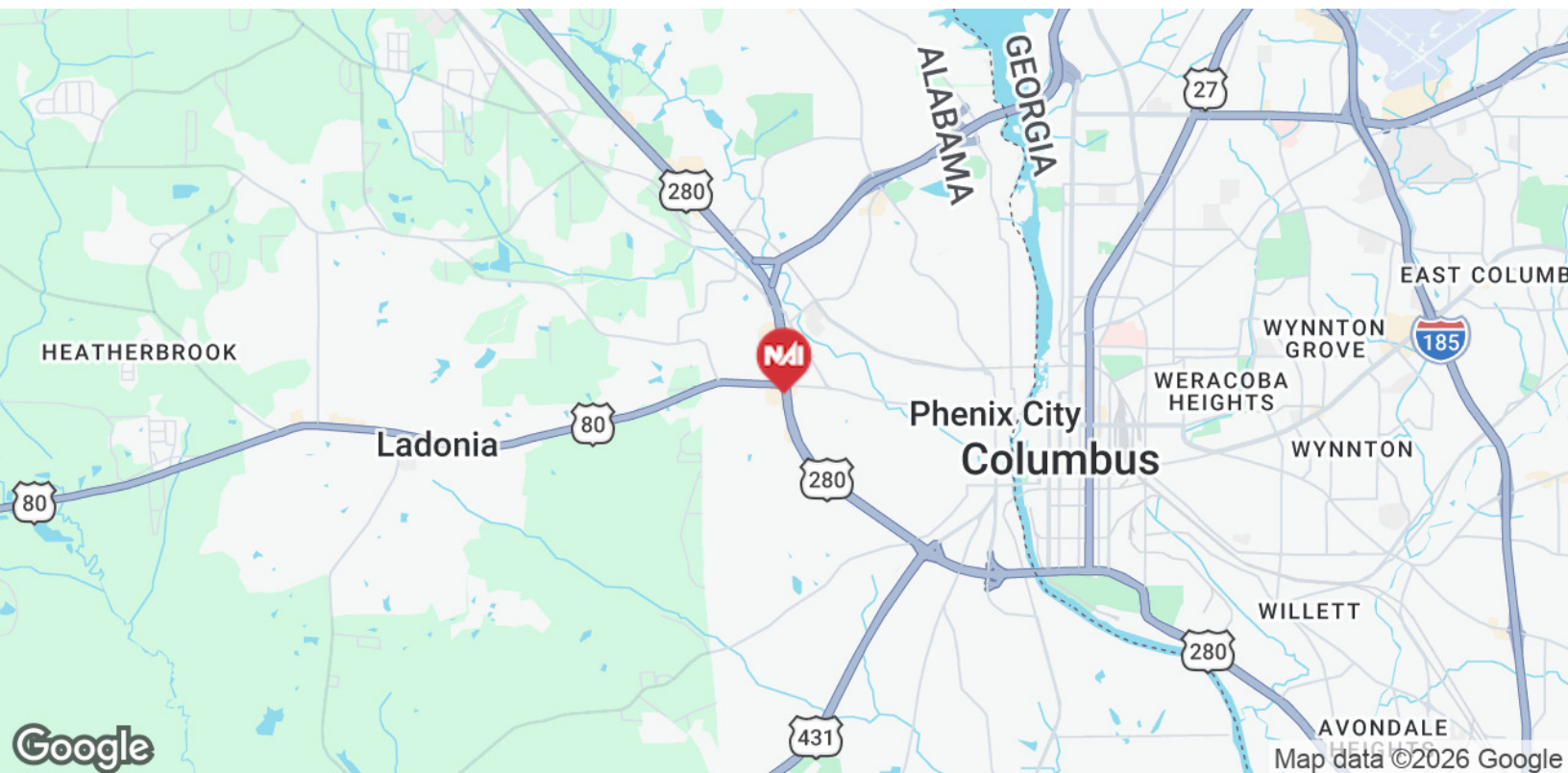
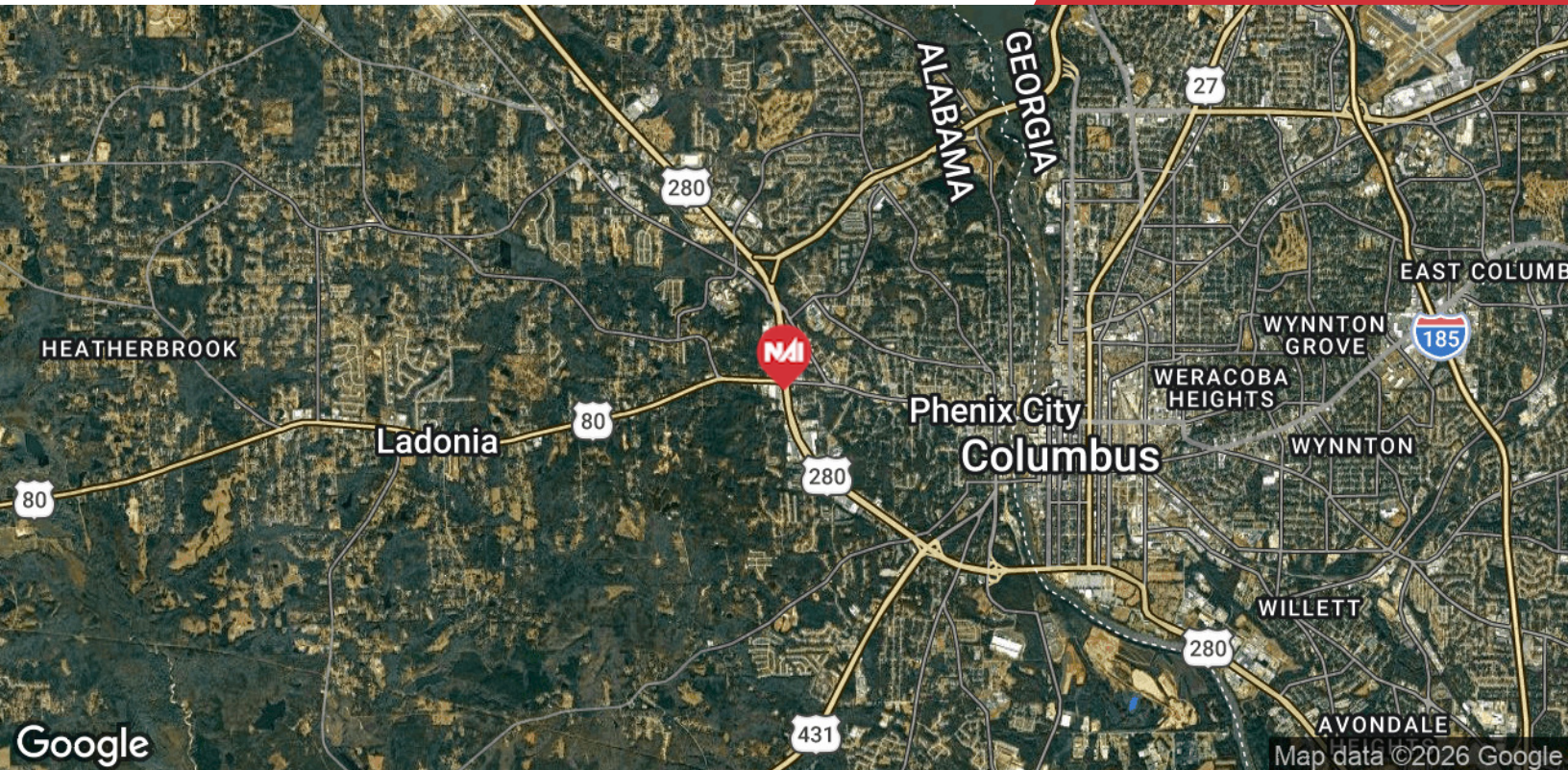
Suite C



Suite C



Suite C

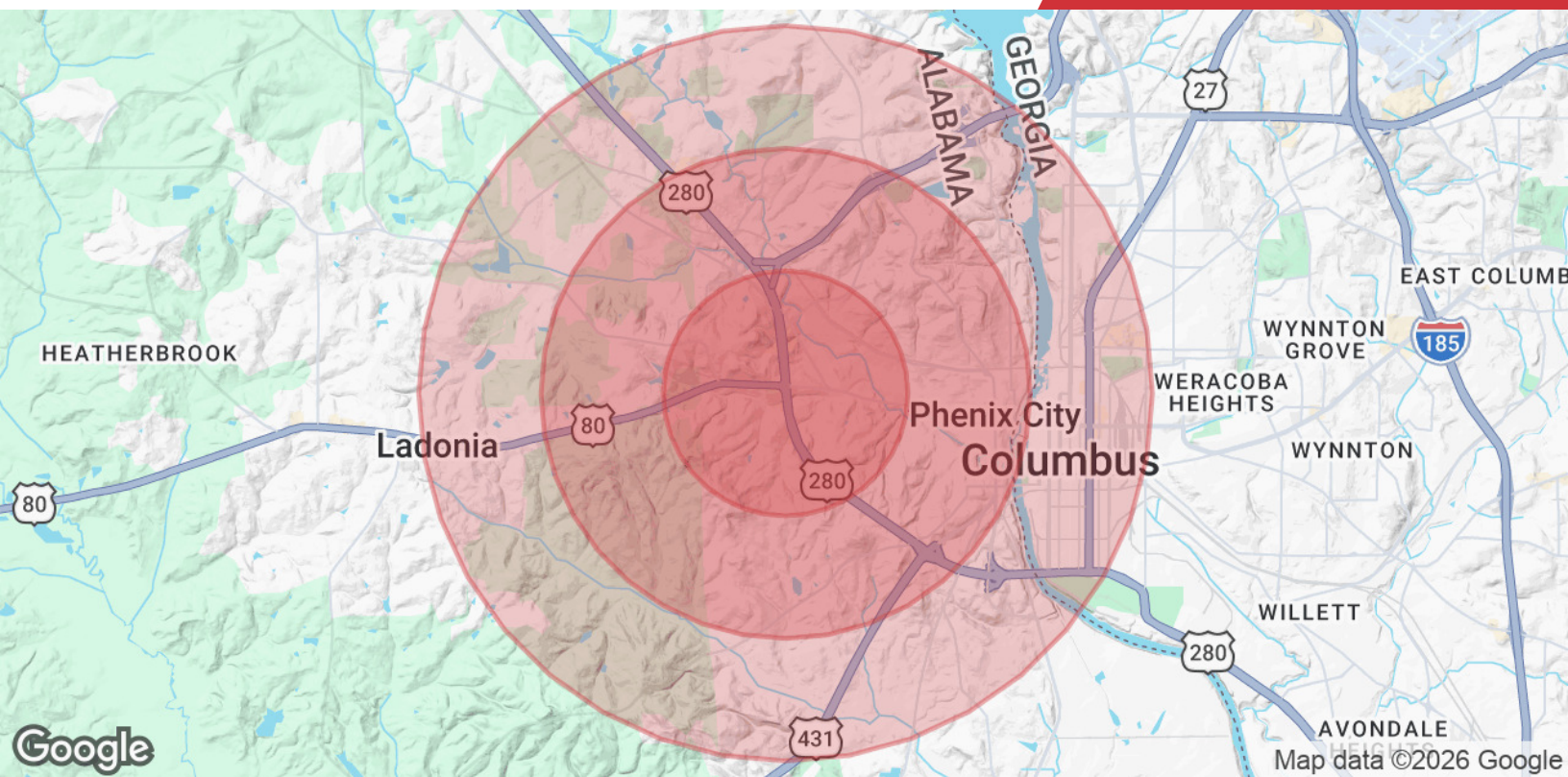




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Population

	1 Mile	2 Miles	3 Miles
Total Population	4,627	21,391	40,248
Average Age	40.6	36.8	37.3
Average Age (Male)	35.3	33.2	34.5
Average Age (Female)	42.3	38.6	38.7

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	2,491	10,765	19,981
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$36,915	\$47,397	\$46,991
Average House Value	\$104,531	\$111,941	\$113,348

2020 American Community Survey (ACS)