



## The Village At Crosswinds

3482 Crosswinds Road, Phenix City, AL 36869

### Property Highlights

- Lease spaces in new high traffic and visibility grocery-anchored center; Renfro's Market opened June 2020.
- Up to 8,812 SF ready for occupancy

### Property Description

- Up to 8,812 SF available at The Village At Crosswinds, a new grocery-anchored neighborhood center on US 431. Co-tenants include Marco's Pizza, Mr C's Barber Shop, and Alpha Leader. Cold shell ready for buildout.
- Located at the intersection of US 431 / AL 165, a growing retail environment near a Class A apartment community, Chattahoochee Valley Community College, and Troy State University. Plan for new development at The Village At Crosswinds includes a hotel, C-store, and fast-food.
- Contact Shaun Roberts for details, 706-615-6484.

<b>Lease Rate:</b>	\$22/SF NNN
<b>Building Size:</b>	13,327 SF
<b>Available SF:</b>	1,200 SF - 8,812 SF

<b>Demographics</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Households</b>	241	9,874	71,808
<b>Total Population</b>	655	26,703	186,120
<b>Average HH Income</b>	\$42,364	\$40,405	\$46,366

### For More Information

**David Johnson**

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Full Retail Space



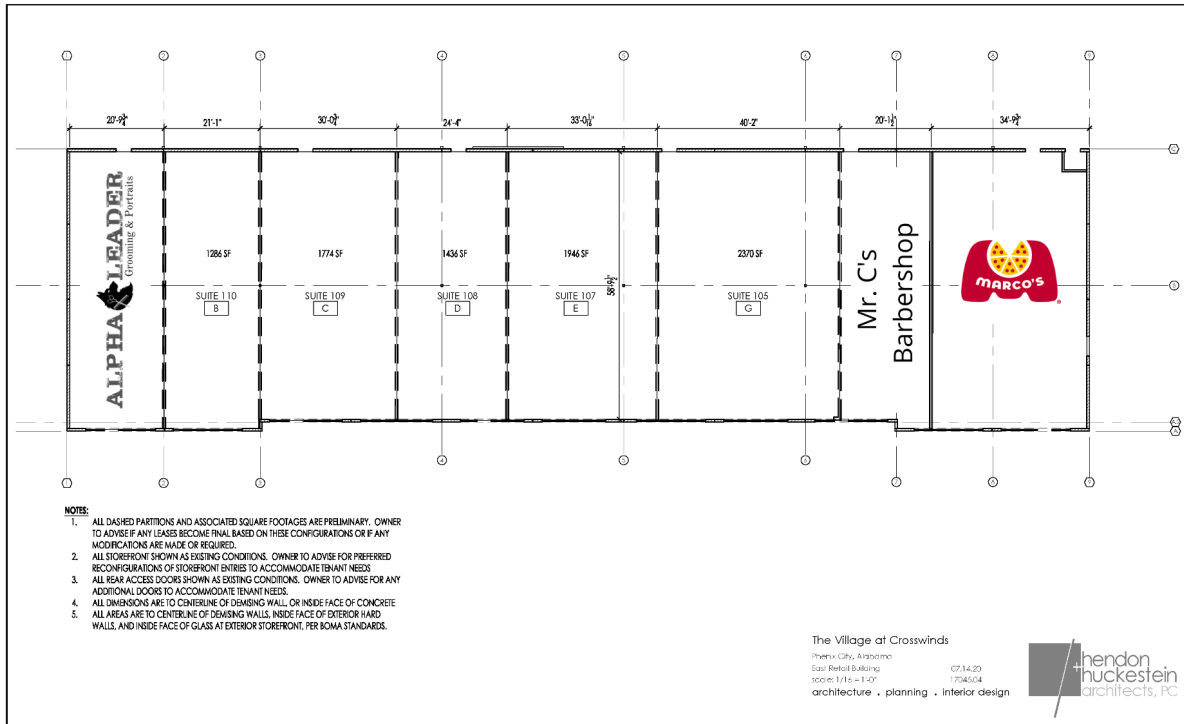
Crosswinds Lease Spaces



Crosswinds Tenants

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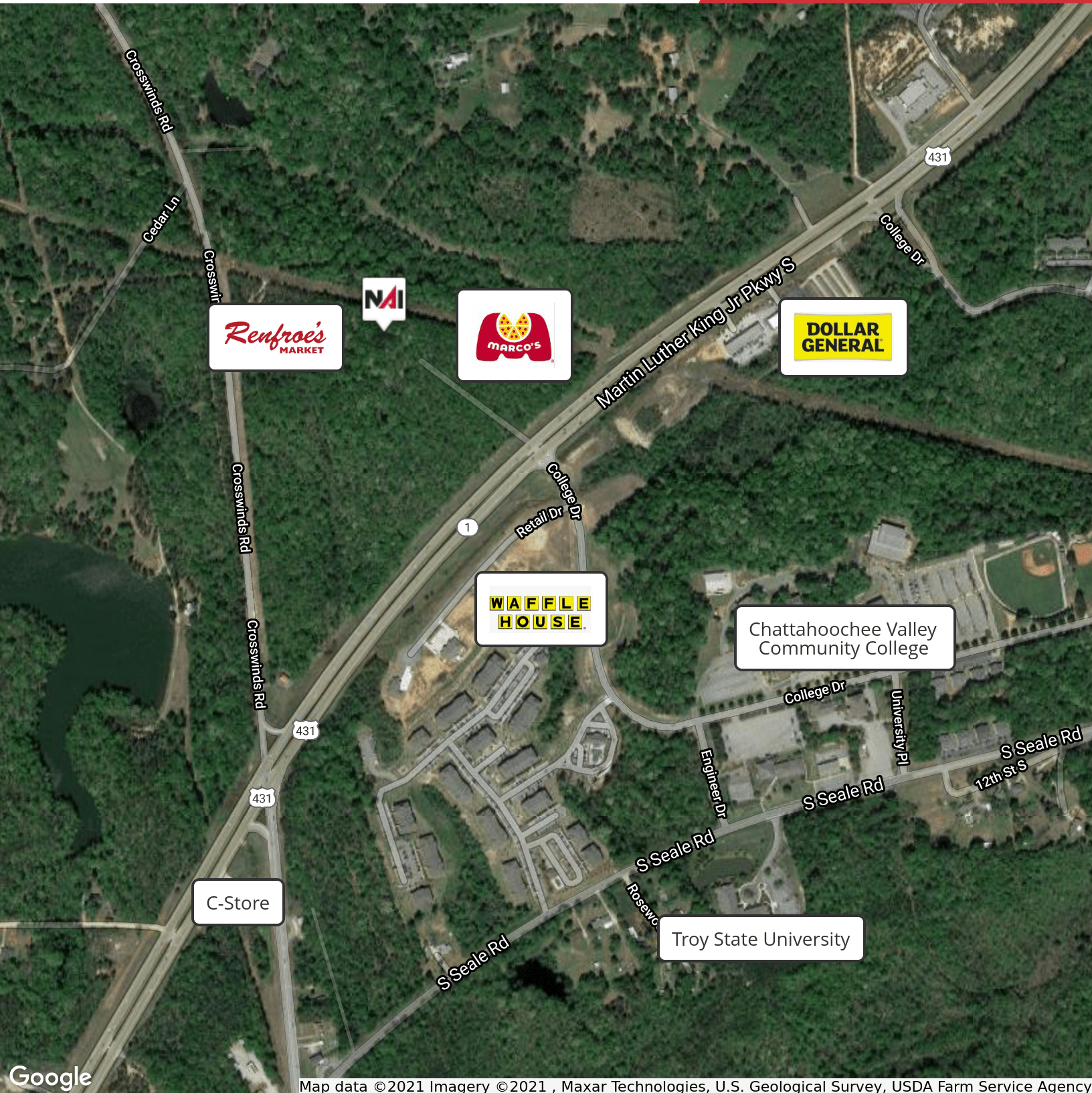
5607 Whitesville Road  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



Available Spaces:

Suites	Status	Size	Type	Rent	Description
110	Available	1,286 SF	NNN	\$22.00 SF/yr	Vanilla shell ready for immediate occupancy, custom TI and leasing incentives available.
109	Available	1,774 SF	NNN	\$22.00 SF/yr	Vanilla shell ready for immediate occupancy, custom TI and leasing incentives available.
108	Available	1,436 SF	NNN	\$22.00 SF/yr	Vanilla shell ready for immediate occupancy, custom TI and leasing incentives available.
107	Available	1,946 SF	NNN	\$22.00 SF/yr	Vanilla shell ready for immediate occupancy, custom TI and leasing incentives available.
105	Available	2,370 SF	NNN	\$22.00 SF/yr	Vanilla shell ready for immediate occupancy, custom TI and leasing incentives available.

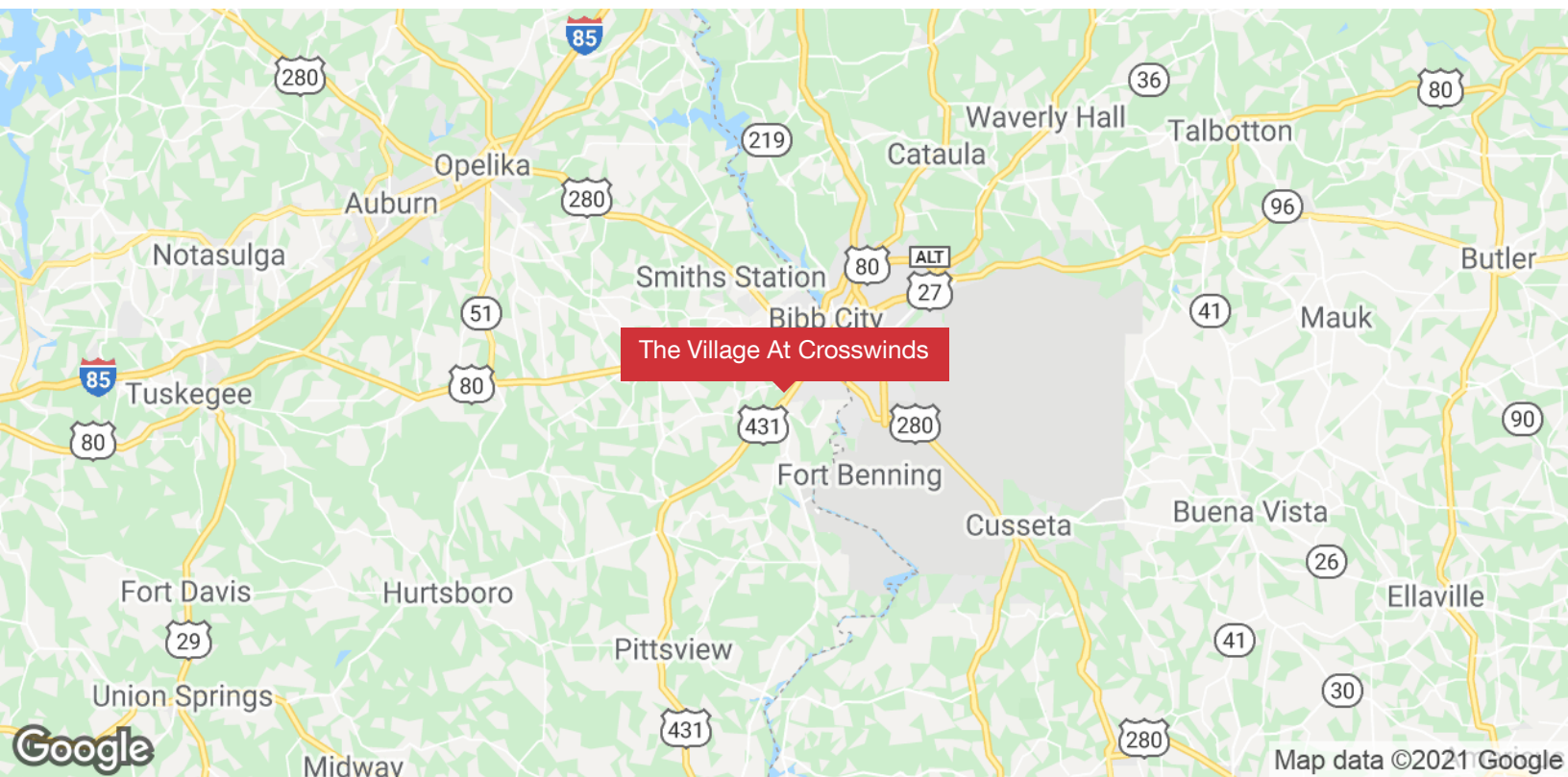
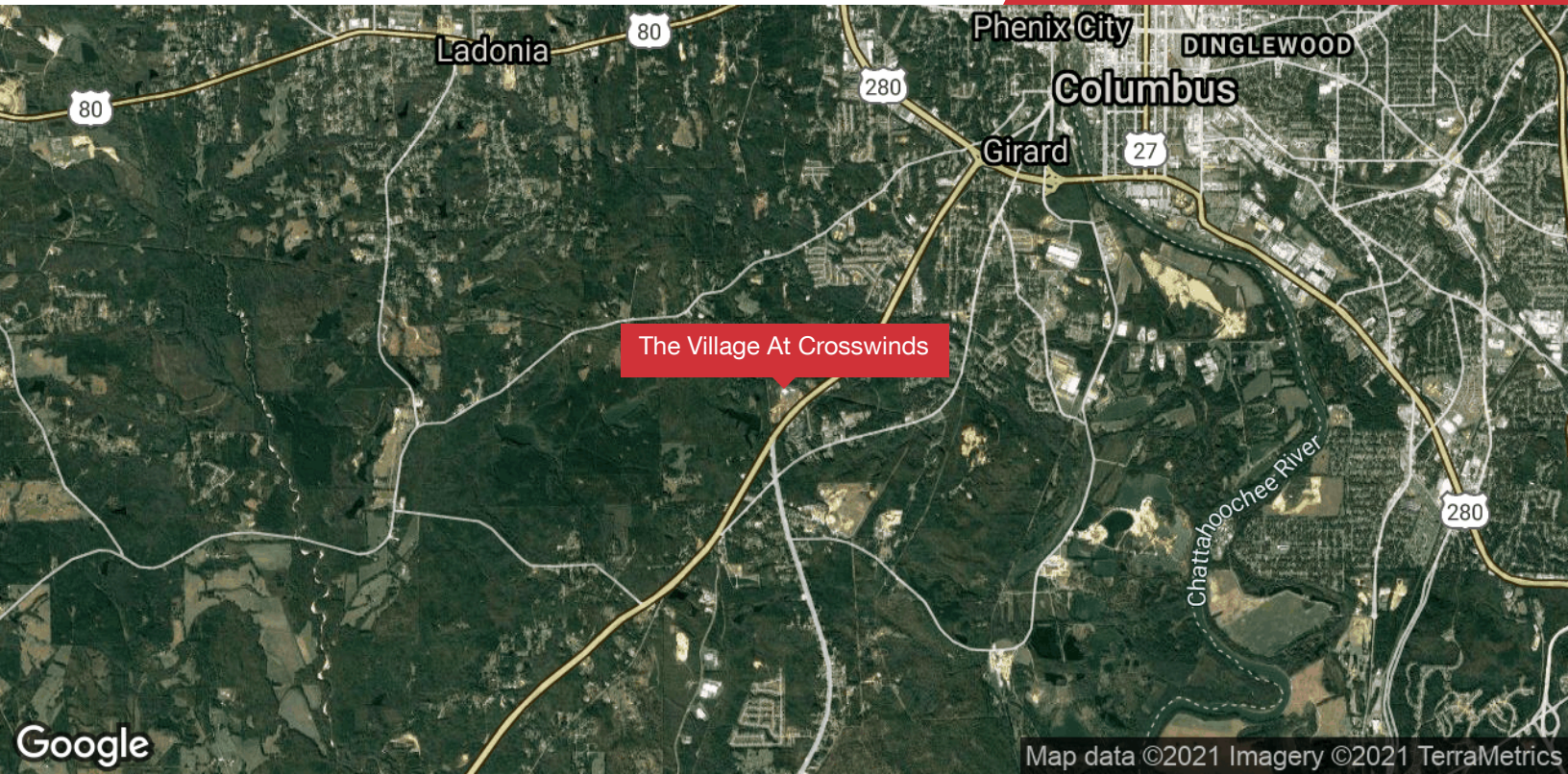
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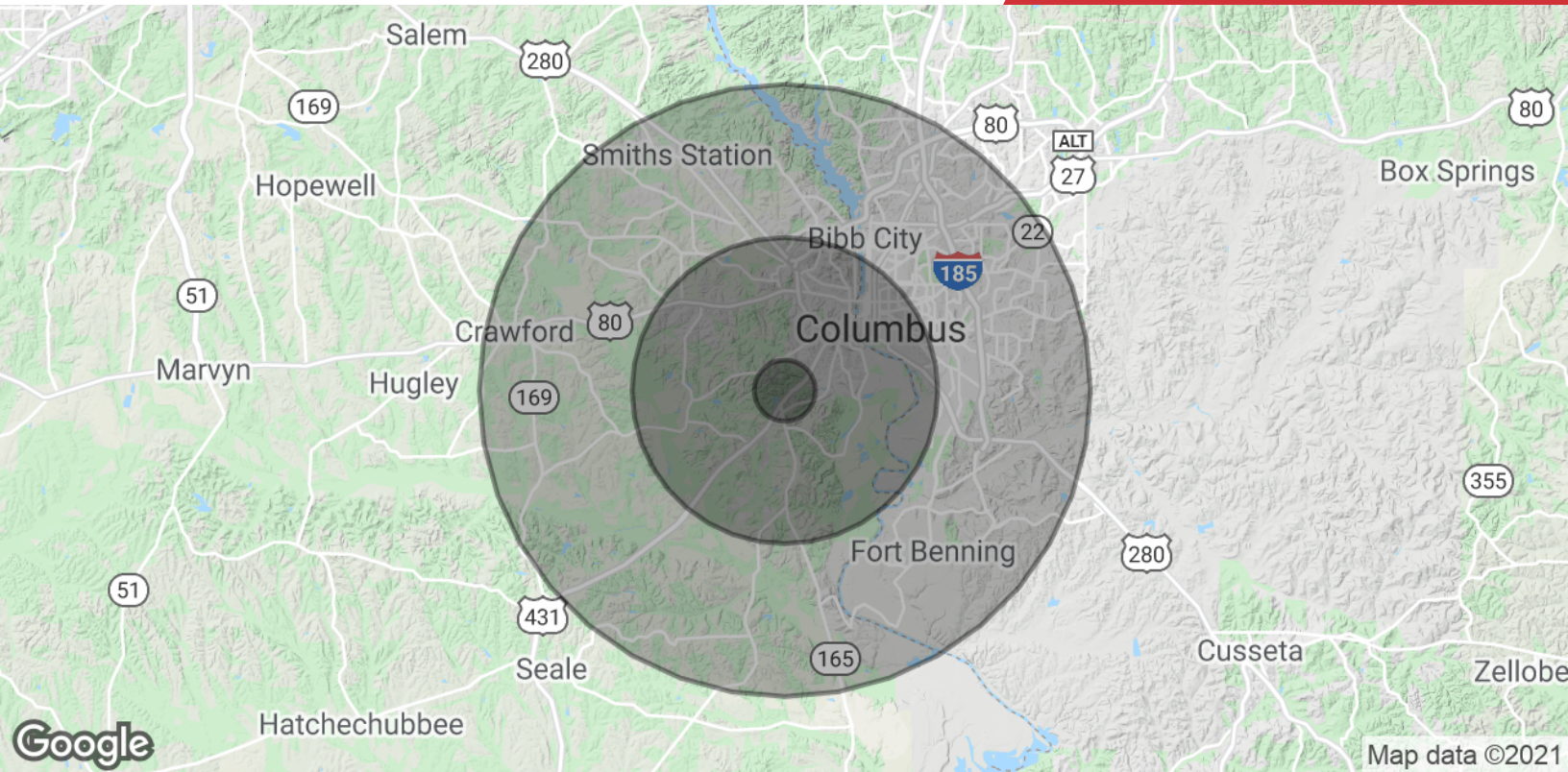


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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Population</b>	655	26,703	186,120
<b>Average age</b>	36.6	35.2	34.0
<b>Average age (Male)</b>	31.9	33.1	32.0
<b>Average age (Female)</b>	40.6	37.3	35.4
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total households</b>	241	9,874	71,808
<b># of persons per HH</b>	2.7	2.7	2.6
<b>Average HH income</b>	\$42,364	\$40,405	\$46,366
<b>Average house value</b>	\$102,942	\$107,448	\$133,299

\* Demographic data derived from 2010 US Census