



FOR LEASE

PUBLIX ANCHORED RETAIL

1147 US-231, Troy, AL 36081

- Come join Publix, Petsense, Great Clips, Goldfingers, Marco's Pizza and more!
- Conveniently located along high traffic corridor at lighted intersection with counts of 30,012 AADT
- A short 4 minute drive to Troy University with over 10,700 students

PROPERTY OVERVIEW

- **ASKING RATE:**
\$28/SF NNN
- **AVAILABILITY:**
Suite 9 & 10 - 2,333 SF
2nd Generation Space
Former Physical Therapy

Suite 7 - 1,200 SF
Retail Space

PUBLIX ANCHORED RETAIL FOR LEASE

1147 US-231, Troy, AL 36081



NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

For More Information: HarrisTynes.com
2 North 20th St, #1700, Birmingham, AL 35203

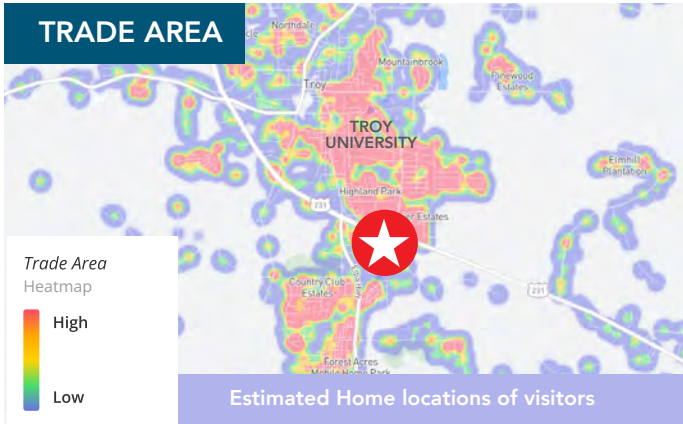
The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



PUBLIX ANCHORED RETAIL FOR LEASE

1147 US-231, Troy, AL 36081

LOCATED IN HIGH TRAFFIC CORRIDOR NEAR TROY UNIVERSITY



12 MONTH DEMOGRAPHICS WITHIN 1,000 FT OF THE SITE

Visits	2.7M
Visitors	383.7K
Visit Frequency	7.04x
Avg Dwell Time	30 minutes

POPULATION

1 Mile	3 Miles	5 Miles
2,746	15,280	20,359

EMPLOYEES

1 Mile	3 Miles	5 Miles
2,441	12,673	13,100

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$78,468	\$77,175	\$79,724



The City of Troy is located in South Alabama with a population of 17,727. Troy is home to many large corporations including Lockheed-Martin, Sikorsky Support Services, CGI and the Sanders Companies as well as smaller business started by local entrepreneurs.

Troy is ideally situated along US 231, one of Alabama's most traversed highways. Park Place Troy is ideally located along this thoroughfare at a lighted intersection which boasts traffic counts of over 30,000 AADT.

Troy University is significant economic driver for the area and is less than a four minute drive to the site. The University has over 10,700 students and offers a wide variety of degree options for their diverse student body.



NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

For More Information: HarrisTynes.com
2 North 20th St, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



PUBLIX ANCHORED RETAIL FOR LEASE

1147 US-231, Troy, AL 36081



NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

For More Information: HarrisTynes.com
2 North 20th St, #1700, Birmingham, AL 35203

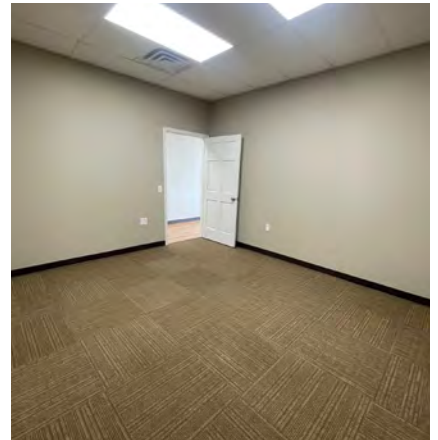
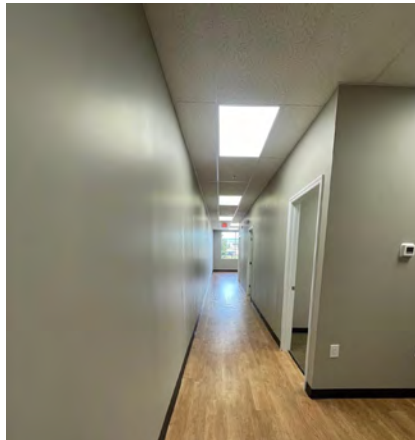
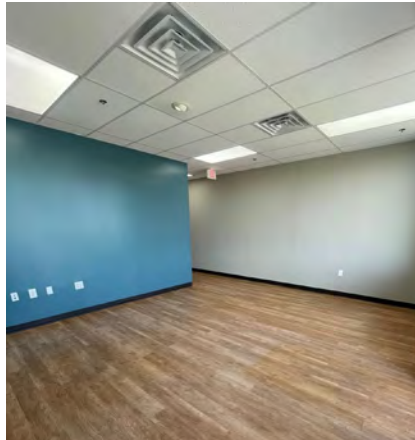
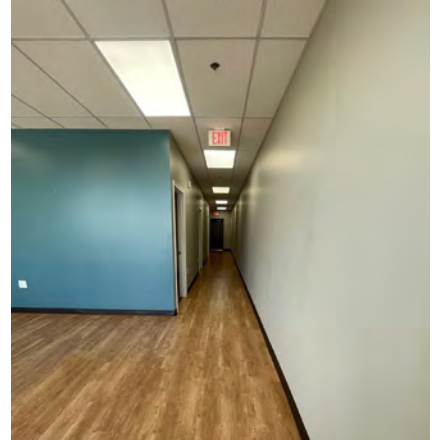
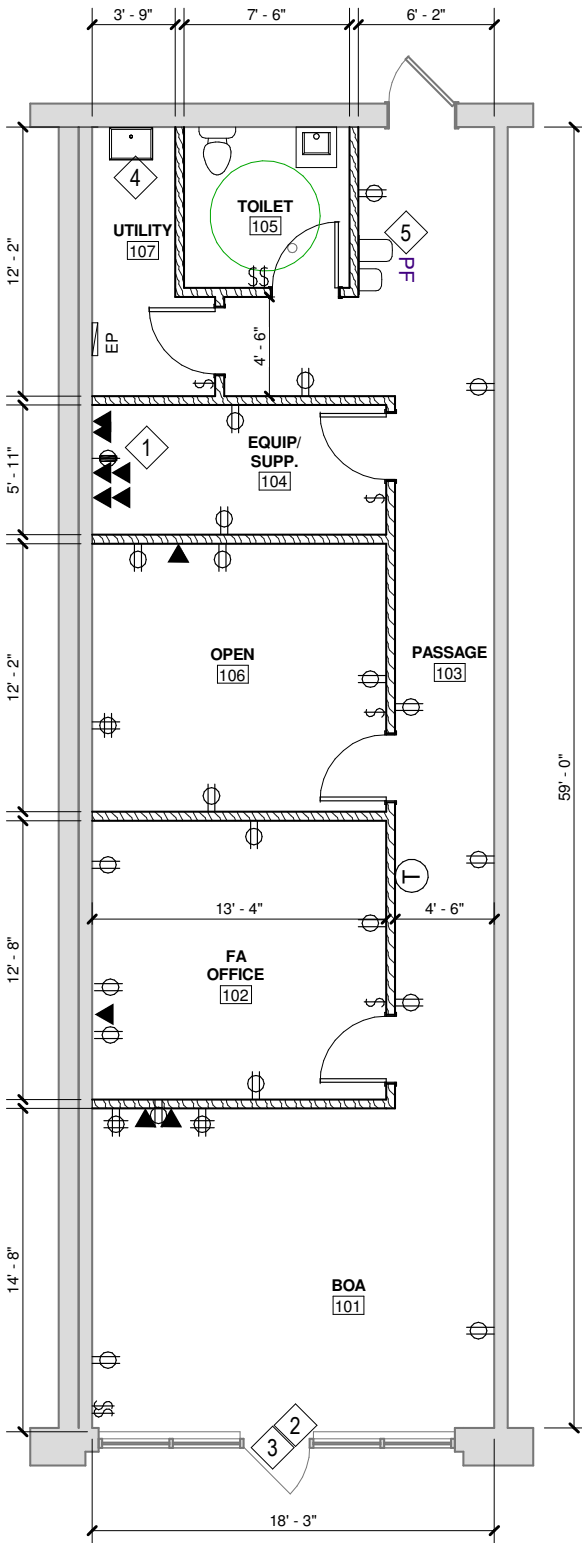
The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



PUBLIX ANCHORED RETAIL FOR LEASE

1147 US-231, Troy, AL 36081

Suite 7 1,200 SF - Avail. Now



NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

For More Information: HarrisTynes.com
2 North 20th St, #1700, Birmingham, AL 35203

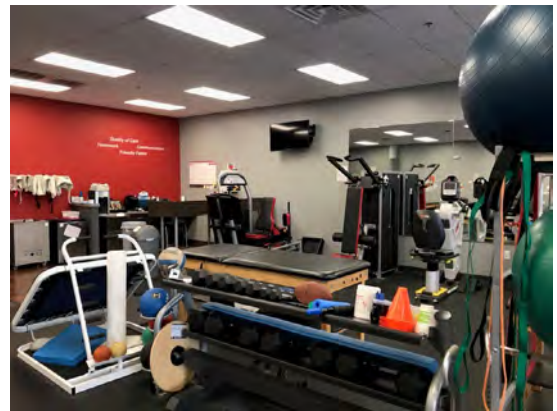
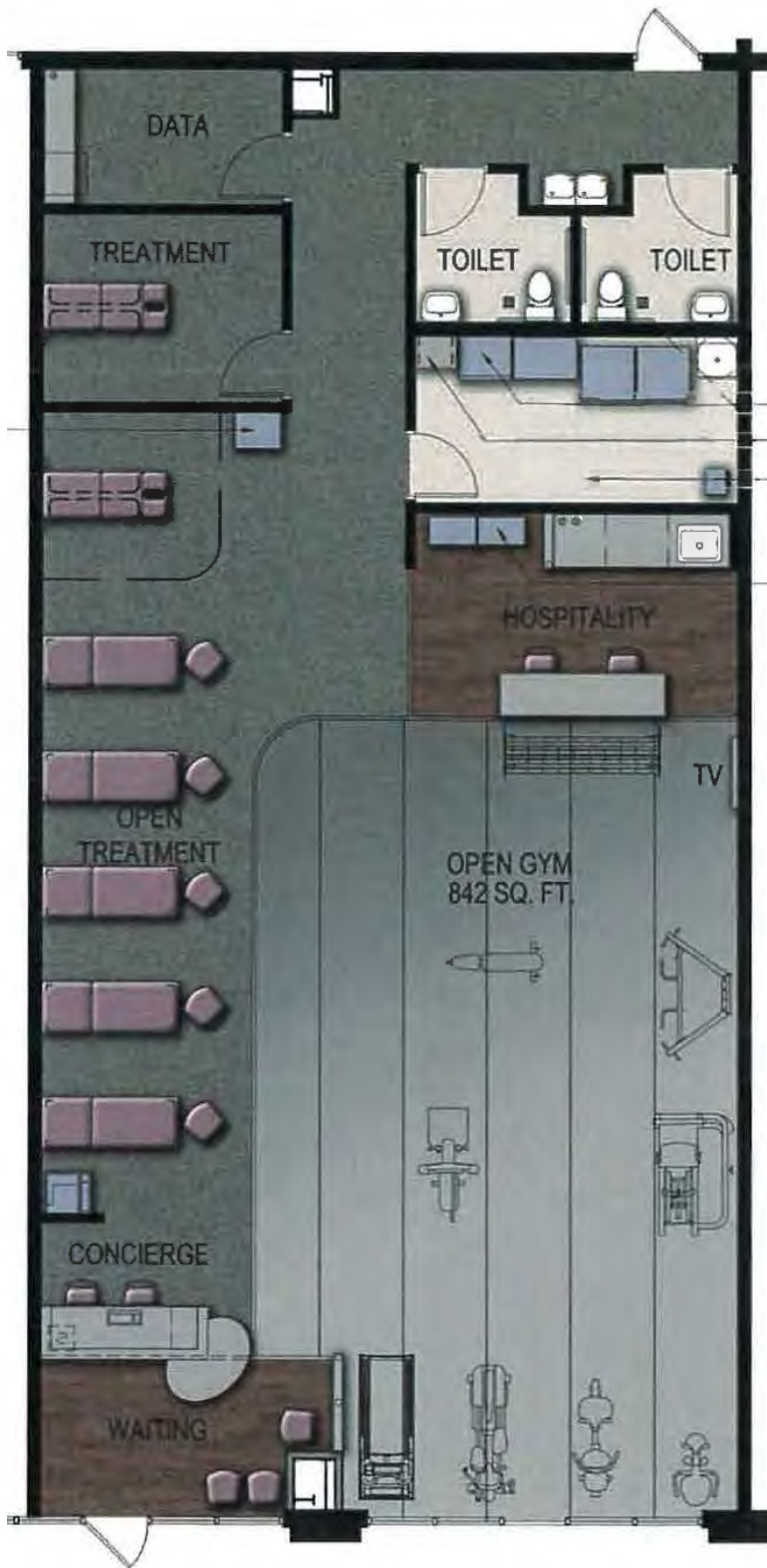
The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



PUBLIX ANCHORED RETAIL FOR LEASE

1147 US-231, Troy, AL 36081

Suite 9 & 10
2,333 SF - Avail. Now



NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

For More Information: HarrisTynes.com
2 North 20th St, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

