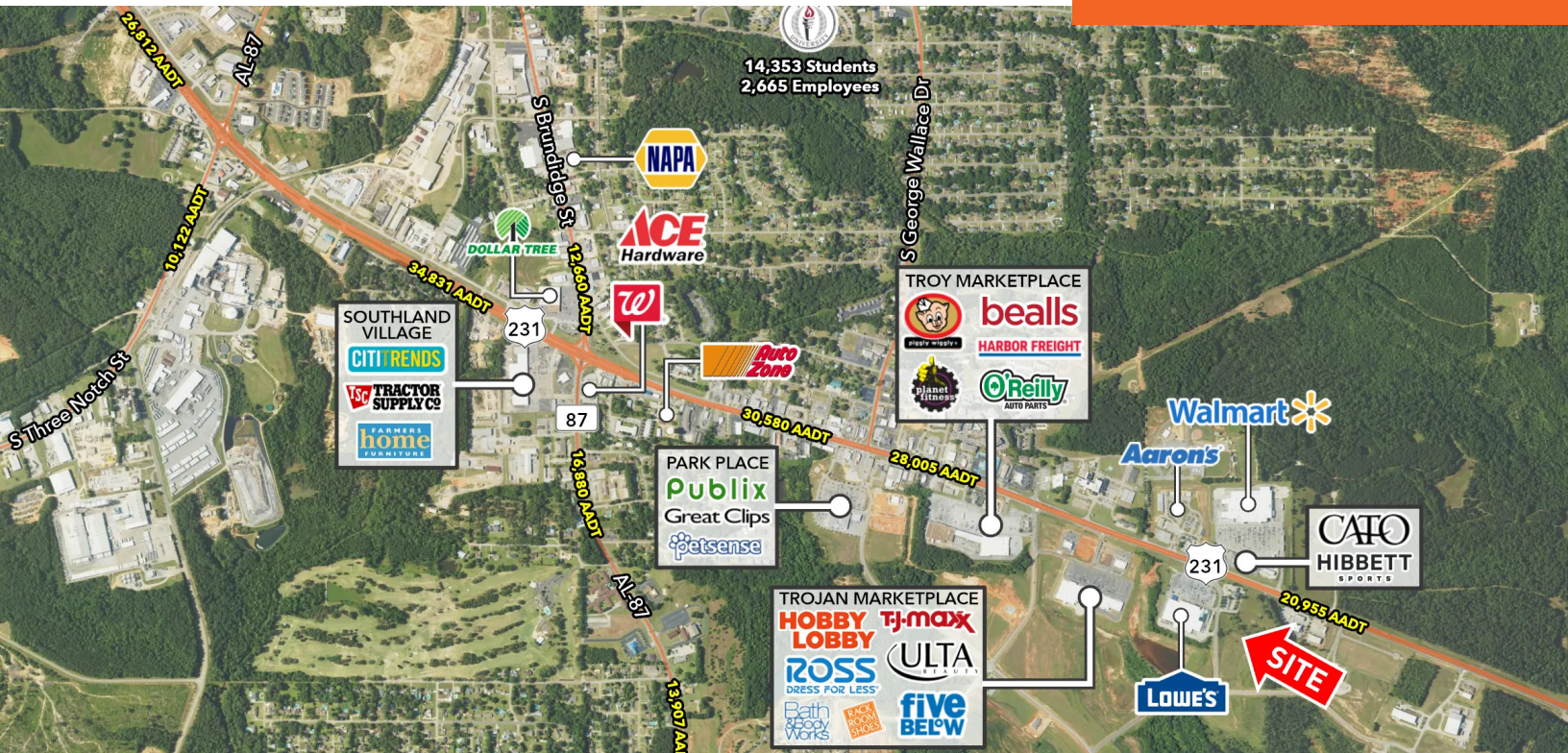


U.S. 231

TROY, AL 36081

FOR SALE
& LEASE

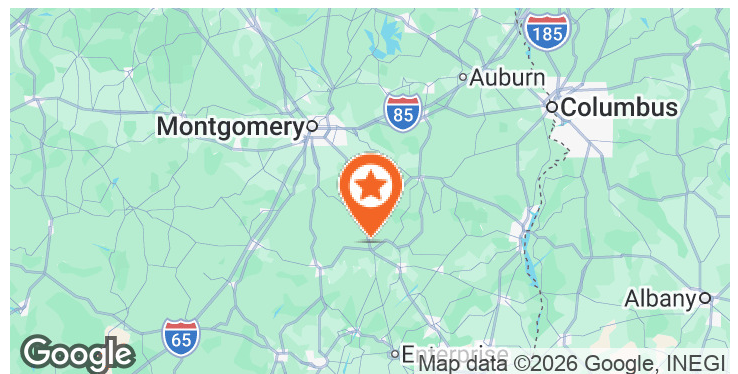


LOCATION DESCRIPTION

The subject property is located on U.S. Highway 231, Troy's primary retail corridor, directly adjacent to Lowe's and within immediate proximity to Walmart, Publix, and the area's dominant shopping destinations – Trojan Marketplace (Hobby Lobby, TJ Maxx, Ross, Ulta Beauty, Five Below), Troy Marketplace (Bealls, Harbor Freight, Big Lots, O'Reilly Auto Parts), and Southland Village (Tractor Supply, Dollar Tree, Ace Hardware, NAPA). US-231 carries in excess of 28,000 vehicles per day at the site. Troy University – home to 14,353 students and 2,665 employees – sits just north along the corridor, anchoring consistent daily traffic through this well-established retail node.

PROPERTY HIGHLIGHTS

- High-visibility outparcel on US-231 directly adjacent to Lowe's, with traffic counts exceeding 28,000 VPD
- Positioned within Troy's primary retail trade area alongside Walmart, Publix, and 400,000+ SF of co-tenancy across Trojan Marketplace, Troy Marketplace, and Southland Village
- Less than two miles from Troy University (14,353 students / 2,665 employees)
- Strong trade area fundamentals: average household income of \$84,451 within 3 miles and a daytime population of 23,871 within 10 miles
- Available for sale or lease
- Signalized access and strong co-tenancy along a proven, high-traffic retail corridor



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Pop	1,536	13,950	19,603
Total Daytime Pop	4,020	18,290	23,871
Avg HH Income	\$84,451	\$65,559	\$72,261



ANDY DENNIS

andy.dennis@tscg.com
205.776.6716

GREG HESS

greg.hess@tscg.com
205.776.6704

U.S. 231

TROY, AL 36081

FOR SALE & LEASE



ANDY DENNIS

andy.dennis@tscg.com

205.776.6716

GREG HESS

greg.hess@tscg.com

205.776.6704

U.S. 231

TROY, AL 36081

FOR SALE & LEASE



SUITE	TENANT NAME	SPACE SIZE
Lot 2	Available	1.13 Acres
Lot 4	Available	3.18 Acres



ANDY DENNIS
andy.dennis@tscg.com
205.776.6716

GREG HESS
greg.hess@tscg.com
205.776.6704