



**RETAIL FOR
LEASE**



RETAIL SPACE FOR LEASE

Trojan Marketplace

1307 US-231 S | Troy, AL 36079

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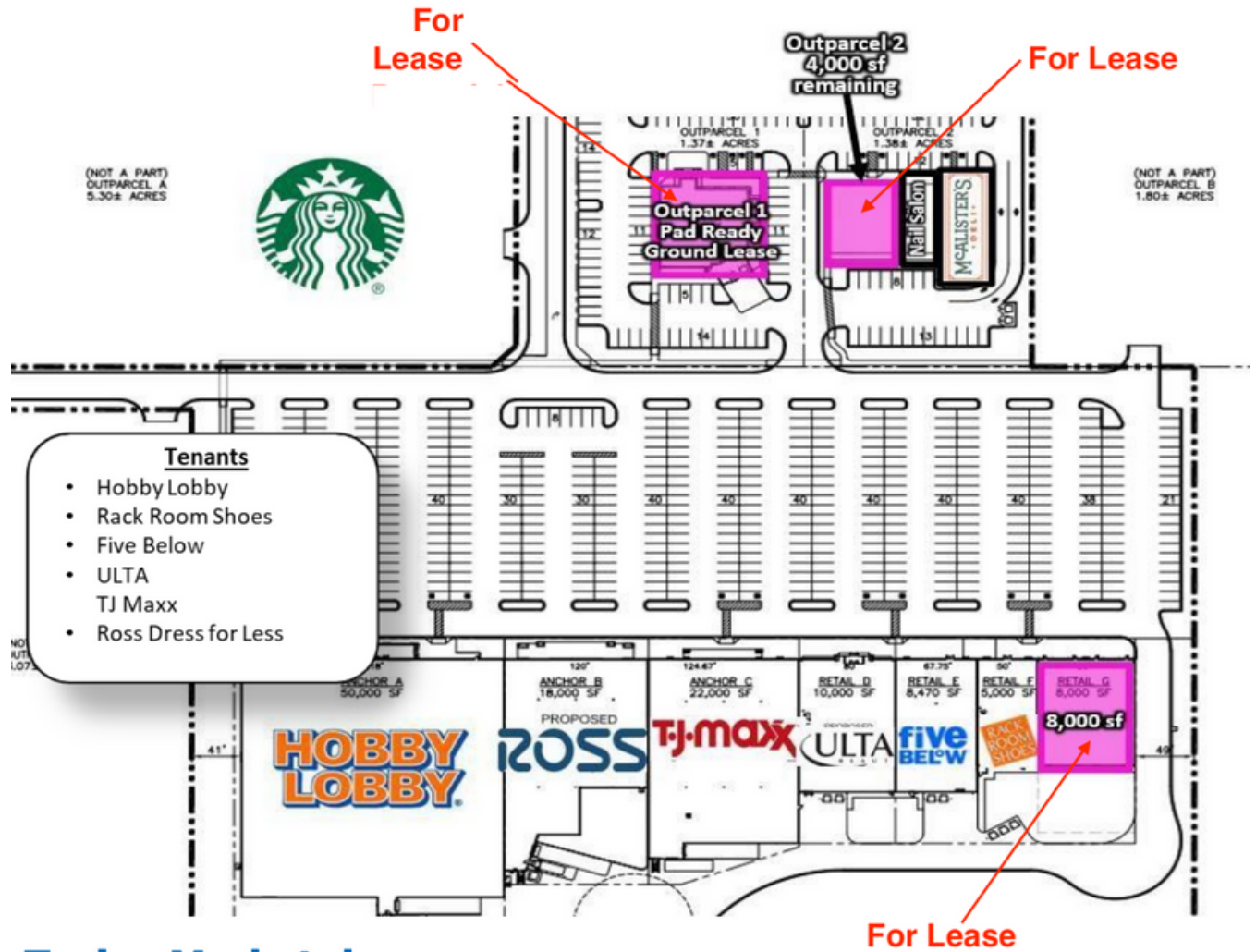
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Listing Highlights

- Available Space: Outparcels and 4,000-8,000 Square Feet of Retail
- US-231 S VPD: +/- 30,000
- Proximity to Troy University, which enrolls +/- 17K students annually
- Directly across from Troy Regional Medical Center
- Many traditional retailers in the immediate area, offering great co-tenancy
- Highly visible location at the intersection of US-231 S & John H Witherington Dr.
- Located near signalized intersection



Nearby Retailers



Demographics

Population	1 Mile	3 Mile	5 Mile
Total Population	1,096	12,801	18,977
Average Age	27.2	30.1	30.8
Average Age (Male)	26.7	29.2	29.2
Average Age (Female)	25.8	30.4	33.1
Households	1 Mile	3 Mile	5 Mile
Total Households	506	5,787	9,118
# of Persons Per Household	2.2	2.2	2.1
Average Household Income	\$40,828	\$45,400	\$44,929
Average House Value	\$152,351	\$118,611	\$124,120