

Rare  
Vacancy



## PUBLIX ANCHORED RETAIL FOR LEASE

1147 US-231 #9 & #10, Troy, AL 36081

In-Line Retail Space For  
Lease at Park Place Troy



**ASKING RATE:**  
\$28/SF NNN



**AVAILABILITY:**  
Suite 9 & 10 - 2,333 SF

2nd Generation Space  
Former Physical Therapy



**COME JOIN:**

- Publix
- Petsense
- Great Clips
- Marco's Pizza and more!



**LOCATION:**

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



**HARBERT**  
RETAIL

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**For More Information: Harbert-Retail.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

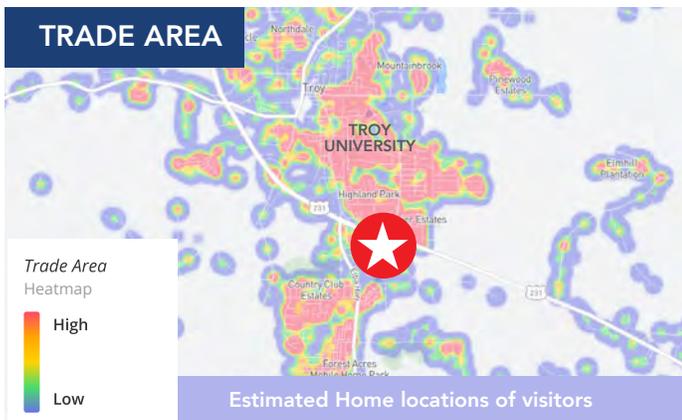
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## LOCATED IN HIGH TRAFFIC CORRIDOR NEAR TROY UNIVERSITY



### 12 MONTH DEMOGRAPHICS WITHIN 1,000 FT OF THE SITE

Visits	2.6M
Visitors	369.6K
Visit Frequency	7.12x
Avg Dwell Time	24 minutes

### POPULATION

1 Mile	3 Miles	5 Miles
2,804	15,412	20,556

### EMPLOYEES

1 Mile	3 Miles	5 Miles
3,004	11,782	12,400

### AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$79,492	\$76,306	\$79,209



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.



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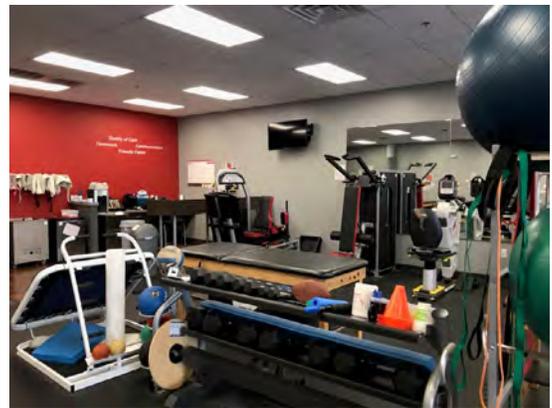
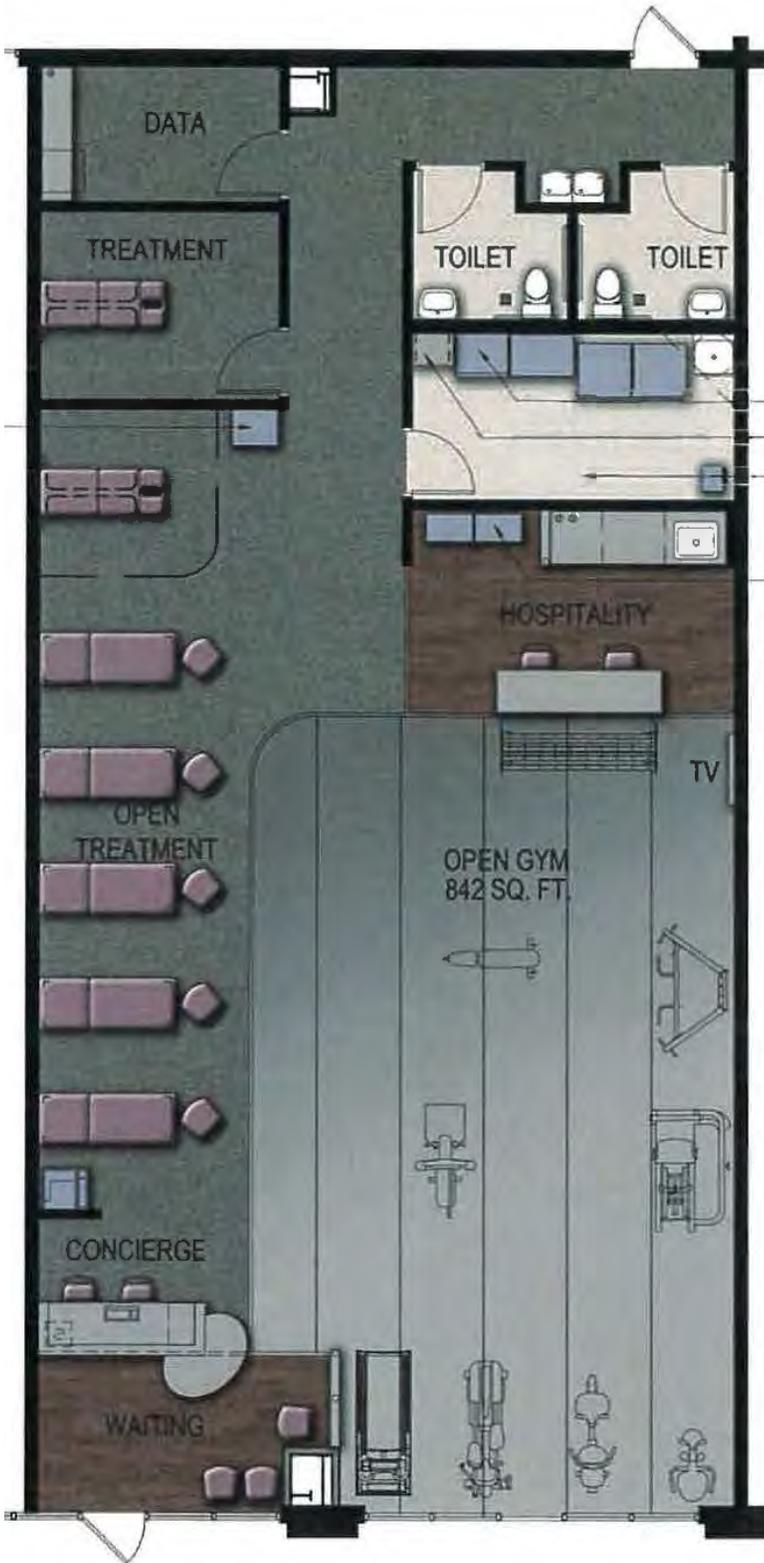
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