

Current tenant is in operation. All tours/site visits must be arranged through broker.



IN-LINE RESTAURANT FOR SUBLEASE

1309 US-231, Troy, AL 36081

In-Line Retail/Restaurant Space
For Sublease with prime
US 231 Visibility



ASKING RATE:
\$29/sf NNN



AVAILABILITY:
1,700 SF

±6.5 years left on initial term with
(3) 5yr renewal options



COME JOIN:

- Starbucks
- T-Mobile
- McAlister's Deli
- Ultra Beauty
- Ross Dress For Less
- T.J. Maxx
- Hobby Lobby and more!



LOCATION:

Conveniently located along high
traffic corridor with access to a lighted
intersection on US-231 (28,824 AADT)

A short 6 minute drive to Troy
University with over 10,700 students



HARBERT
RETAIL

CASEY HOWARD

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LACEY SCOTT

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For More Information: Harbert-Retail.com

2 North 20th Street, #1700, Birmingham, AL 35203

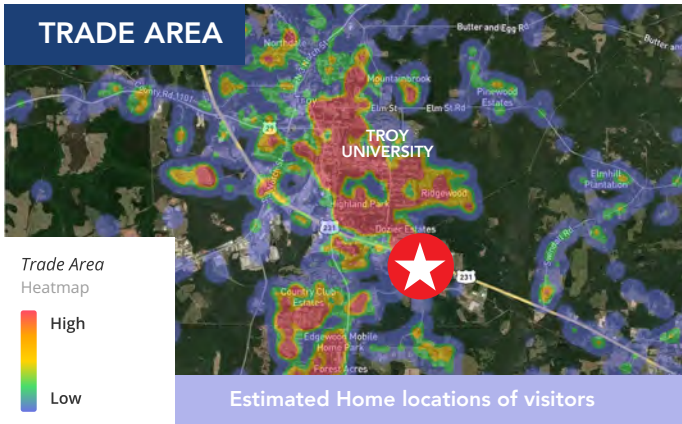
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LOCATED IN HIGH TRAFFIC CORRIDOR NEAR TROY UNIVERSITY



12 MONTH DEMOGRAPHICS WITHIN 1,000 FT OF THE SITE

Visits	2M
Visitors	238.8K
Visit Frequency	8.49x
Avg Dwell Time	50 minutes

POPULATION

1 Mile	3 Miles	5 Miles
2,205	15,000	20,232

EMPLOYEES

1 Mile	3 Miles	5 Miles
1,595	12,658	13,091

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$74,753	\$75,145	\$79,762



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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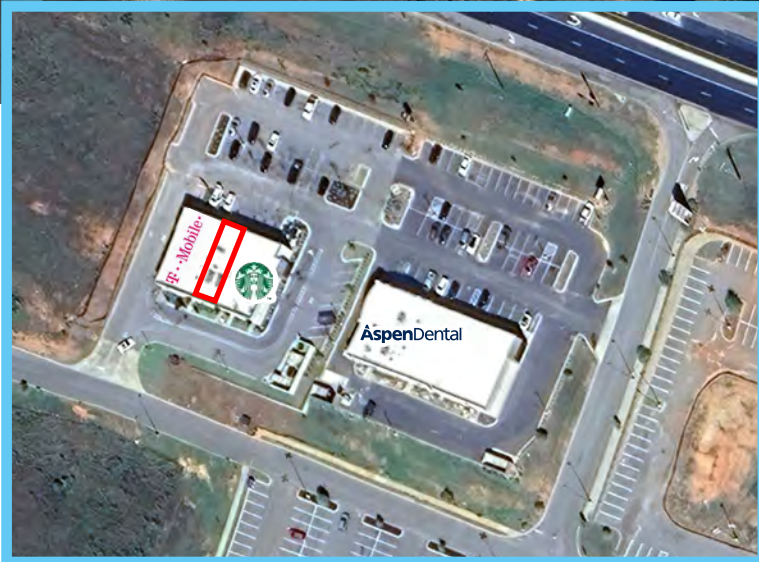
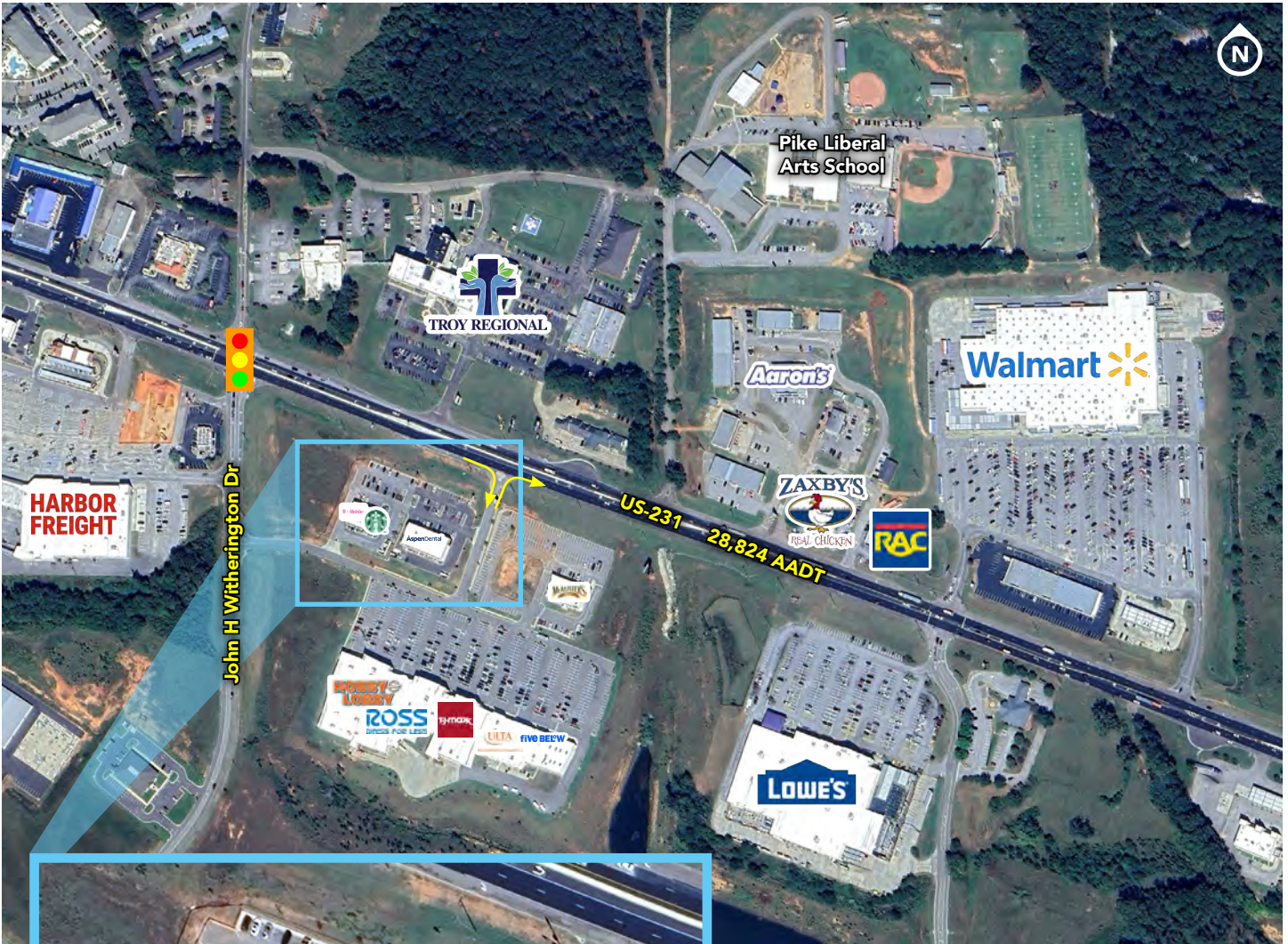
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