



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



## FOR LEASE - TROY, AL

1301 US Hwy 231 S, Suite 33, Troy, AL 36081



### PROPERTY HIGHLIGHTS

- 1,400-5,600 SF available (Approximately 80' x 70') for lease
- End-cap with drive thru window available
- Located across from Troy Regional Medical Center, featuring 97 beds and over 200 employees
- Surrounded by major retailers such as Lowe's, Walmart Supercenter, Hobby Lobby, TJ Maxx, Five Below, Starbucks, Harbor Freight, and more.

### DEMOGRAPHICS

POPULATION	HOUSEHOLDS	AVG HH INCOME (\$)
1 mile 2,335	1 mile 1,245	1 mile 69,958
3 mile 15,183	3 mile 6,217	3 mile 63,767
5 mile 20,357	5 mile 8,414	5 mile 68,784

### CONTACT

**PATRICK SULLIVAN**  
+1(205) 382.0681  
[psullivan@crawfordsq.com](mailto:psullivan@crawfordsq.com)

**ERIK SCHATZ**  
+1(205) 253.4924  
[erik@crawfordsq.com](mailto:erik@crawfordsq.com)



Lees Park

Pleasant Hill

223

ungblood

McClure Town

Dunn

53

1101

Pine Ridge Estates

Banks

Troy

US Highway 29

231

1 mile

Antioch

Town and Country Estates

3 miles

Mossy Grove

Little Oak

5 miles

Mossy Grove Estates

Windmill

Dogwood Acres

Southeastern Mvskoke Nation SDTSA





DOLLAR TREE

BURGER KING

Hardee's

TACO BELL

AT&T

CHURCH'S

DUNKIN' BASKIN ROBBINS Ruby Tuesday

COURTYARD

McDonald's CAPTAIN D'S SONIC REGIONS

Hampton

WELLS FARGO

SUBWAY

Walgreens

STOLEN CUP CRICKET

Jack's

Days Inn

benefit

CAFO HIBBETT SPORTS GameStop

FIREHOUSE SUBS

AutoZone

Walmart

CITITRENDS ANYTIME FITNESS DOLLAR GENERAL TRACTOR SUPPLY CO

EXPRESS OIL CHANGE

COOK-OUT

SHERWIN-WILLIAMS

Arby's

27,978 VPD

Aaron's

ZAXBY'S

metro by F-Mobile mario's Pizza PANDA EXPRESS Chick-fil-A WAFFLE HOUSE POPEYES

O'Reilly AUTO PARTS

Krystal

petsense Great Clips Publix

bealls planet fitness HARBOR FREIGHT piggy wiggly cricket

TROJAN MARKETPLACE AspenDental Jersey Mike's HOBBY LOBBY Starbucks McAlister's Deli ROSS DRESS FOR LESS BACK ROOM SHOES ULTA

LOWE'S



