



CRAWFORD SQUARE
REAL ESTATE ADVISORS



FOR LEASE - TROY, AL

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



NEARBY RETAILERS



PROPERTY HIGHLIGHTS

- 1,400-5,600 SF available (Approximately 80' x 70') for lease
- 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

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TROY
REGIONAL



Aaron's



ZAXBY'S



GameStop

MURPHY USA

HIBBETT

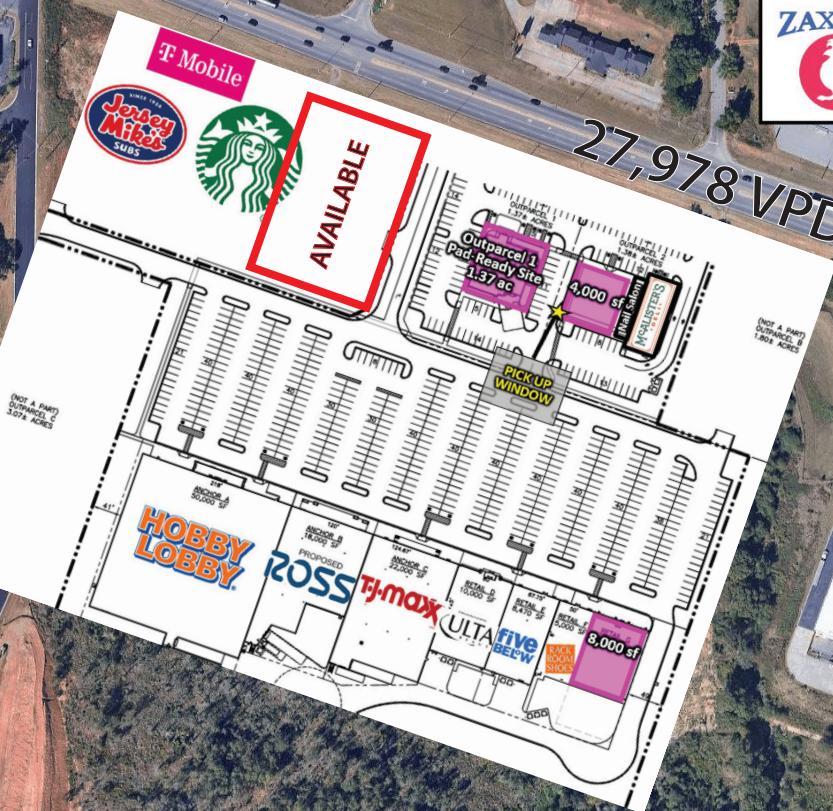
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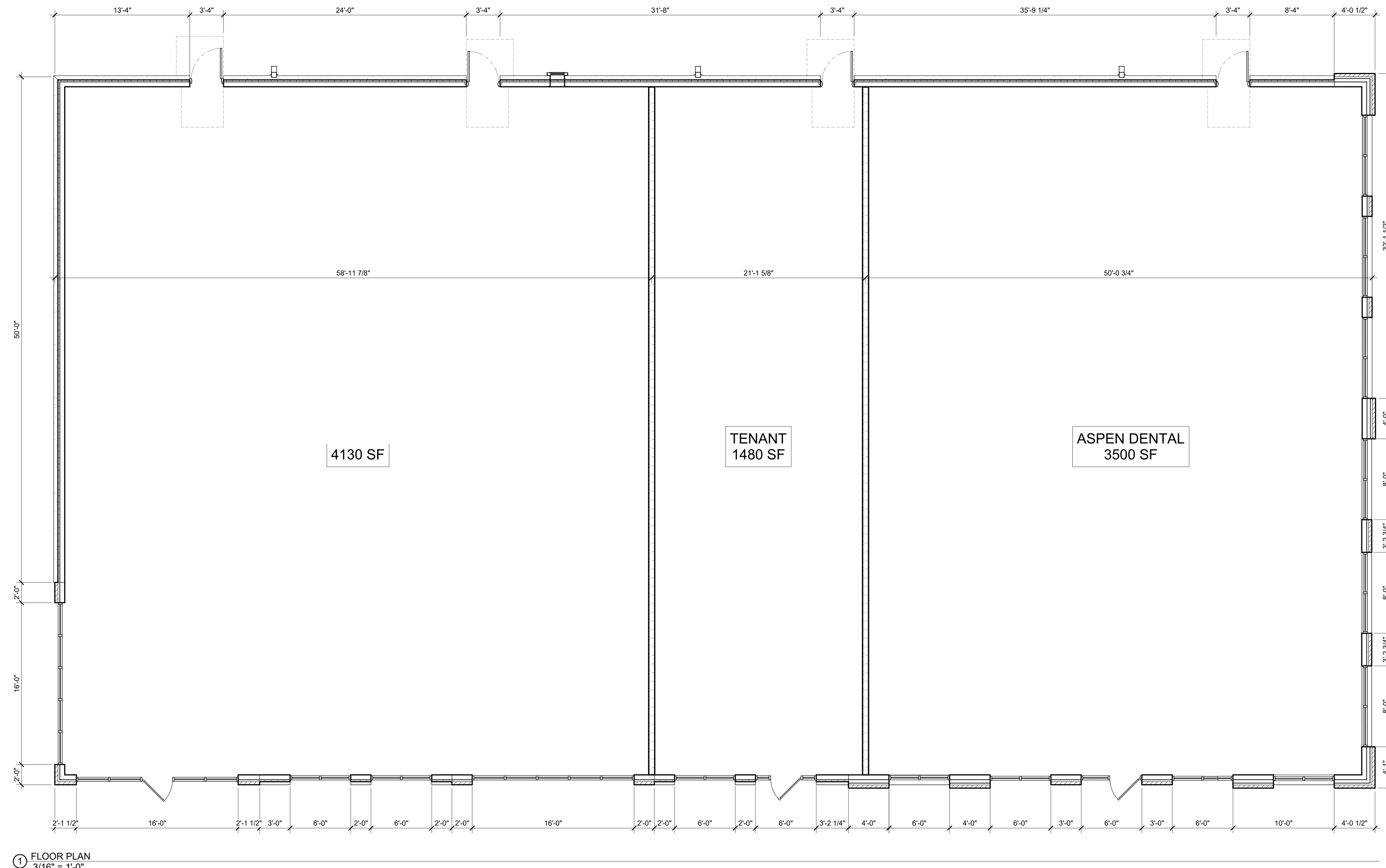
LOWE'S



AVAILABLE

27,978 VPD





MJM ARCHITECTS 2948 Sidco Dr Nashville, TN 37204
Phone: 615-244-8170 | www.mjmarch.com

PAD SHOPS SHELL | TROY, AL

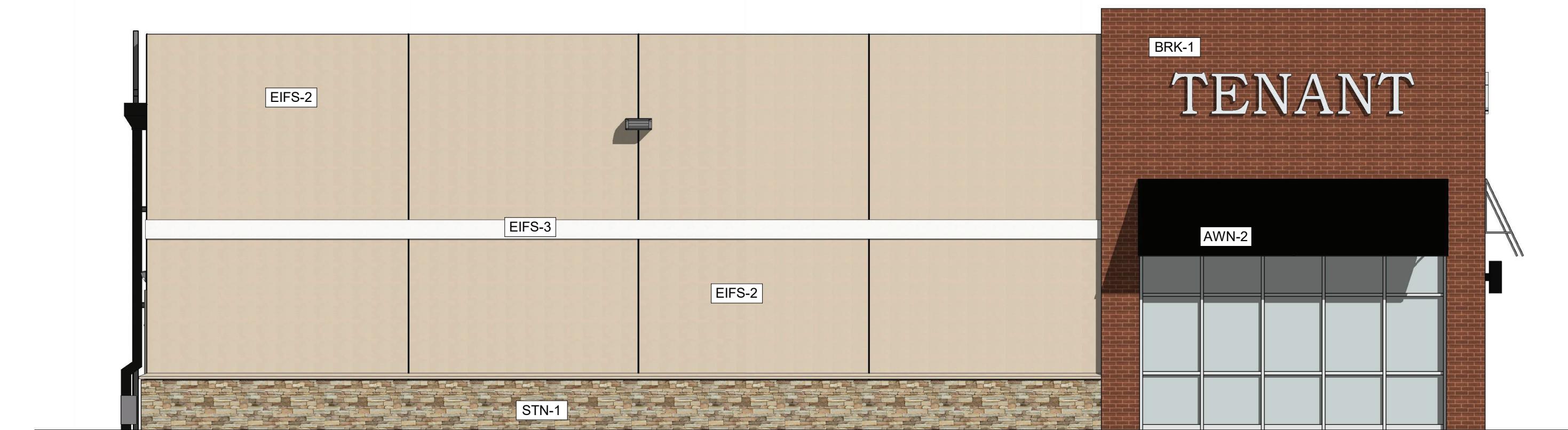
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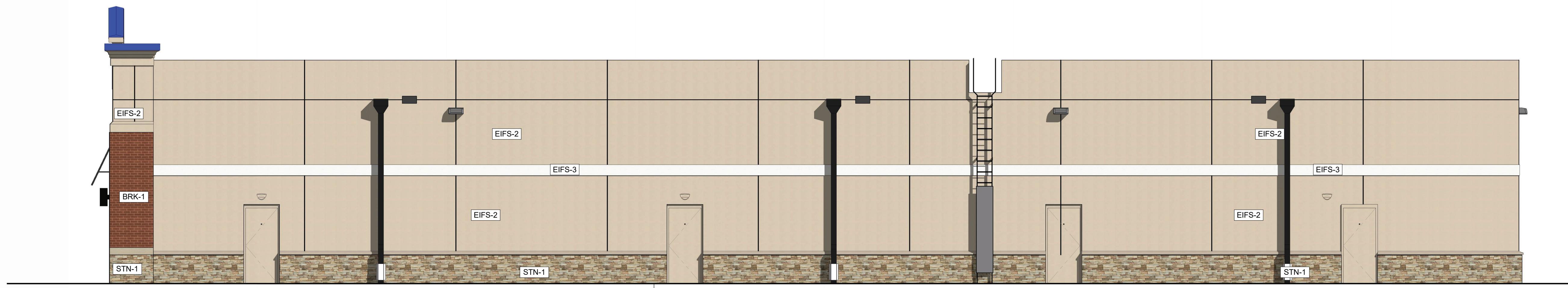
④ COLOR - FRONT ELEVATION
3/16" = 1'-0"



② COLOR - SIDE ELEVATION A
3/16" = 1'-0"



③ COLOR - SIDE ELEVATION B
3/16" = 1'-0"



① COLOR - REAR ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MANUFACTURER	COLOR	COMMENTS
AWN-1	CANVAS AWNING	BY TENANT	BY TENANT	GC TO PROVIDE AND INSTALL BLOCKING ONLY
AWN-2	CANVAS AWNING	SUNBRELLA	BLACK	
BRK-1	BRICK VENEER	PINE HALL BRICK	BROWNS FERRY	VELOUR
EIFS-1	DRAINABLE EIFS	DRYVIT	MATCH DRYVIT - TAMALE	TEXTURE: SANDPEBBLE FINE DPR
EIFS-2	DRAINABLE EIFS	DRYVIT	MATCH DRYVIT - VAN DYKE	TEXTURE: SANDPEBBLE FINE DPR
EIFS-3	EIFS TRIM	DRYVIT OR EQUAL	MATCH DRYVIT - 113 - "CHINA WHITE"	TEXTURE: SANDPEBBLE FINE DPR
MTL-1	7" MTL COPING	CARLISLE OR EQUAL	ELECTRIC BLUE	
MTL-2	7" MTL COPING	CARLISLE OR EQUAL	MATTE BLACK	
STF-1	STOREFRONT SYSTEM	KAWNNEER OR EQ	CLEAR ANODIZED	
STN-1	STONE VENEER	DUTCH QUALITY STONE	SIENNA DRY STACK	
STN-2	PRECAST STONE SILL	VARIES	BUFF	
TEST	CLEAR INSULATED GLAZING	TBD		



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