



CRAWFORD SQUARE
REAL ESTATE ADVISORS



FOR LEASE - TROY, AL

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



NEARBY RETAILERS

HOBBY LOBBY



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

1 mile	2,335
3 mile	15,183
5 mile	20,357

HOUSEHOLDS

1 mile	1,245
3 mile	6,217
5 mile	8,414

AVG HH INCOME (\$)

1 mile	69,958
3 mile	63,767
5 mile	68,784

CONTACT

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DOLLAR TREE

BURGER KING

Hardee's

TACO BELL

DUNKIN'

BASKIN ROBBINS

Ruby Tuesday

AT&T

CHURCH'S

SUBWAY

WELLS FARGO

Walgreens

FIREHOUSE SUBS

AutoZone

CITI TRENDS

ANYTIME FITNESS

DOLLAR GENERAL

TRACTOR SUPPLY CO

EXPRESS OIL CHANGE

COOK OUT

SHERWIN-WILLIAMS

McDonald's

Captain D's

SONIC

REGIONS

COURTYARD

Hampton Inn

Jack's

Days Inn

benefit

CAO

HIBBETT SPORTS

GameStop

Walmart

Aaron's

ZAXBY'S

27,978 VPD

Arby's

O'Reilly

Krystal

metro by T-Mobile

Mario's Pizza

PANDA EXPRESS

Chick-fil-A

WAFFLE HOUSE

POPEYES

petsense

Great Clips

Publix

bealls

planet fitness

HARBOR FREIGHT

piggly wiggly

cricket

TROJAN MARKETPLACE

Aspen Dental

Jason Marts

TF

HOBBY LOBBY

Starbucks

McAlister's

ROSS DRESS FOR LESS

RACK ROOM SHOES

ULTA

LOWE'S



Hook's BBQ



ZAXBY'S



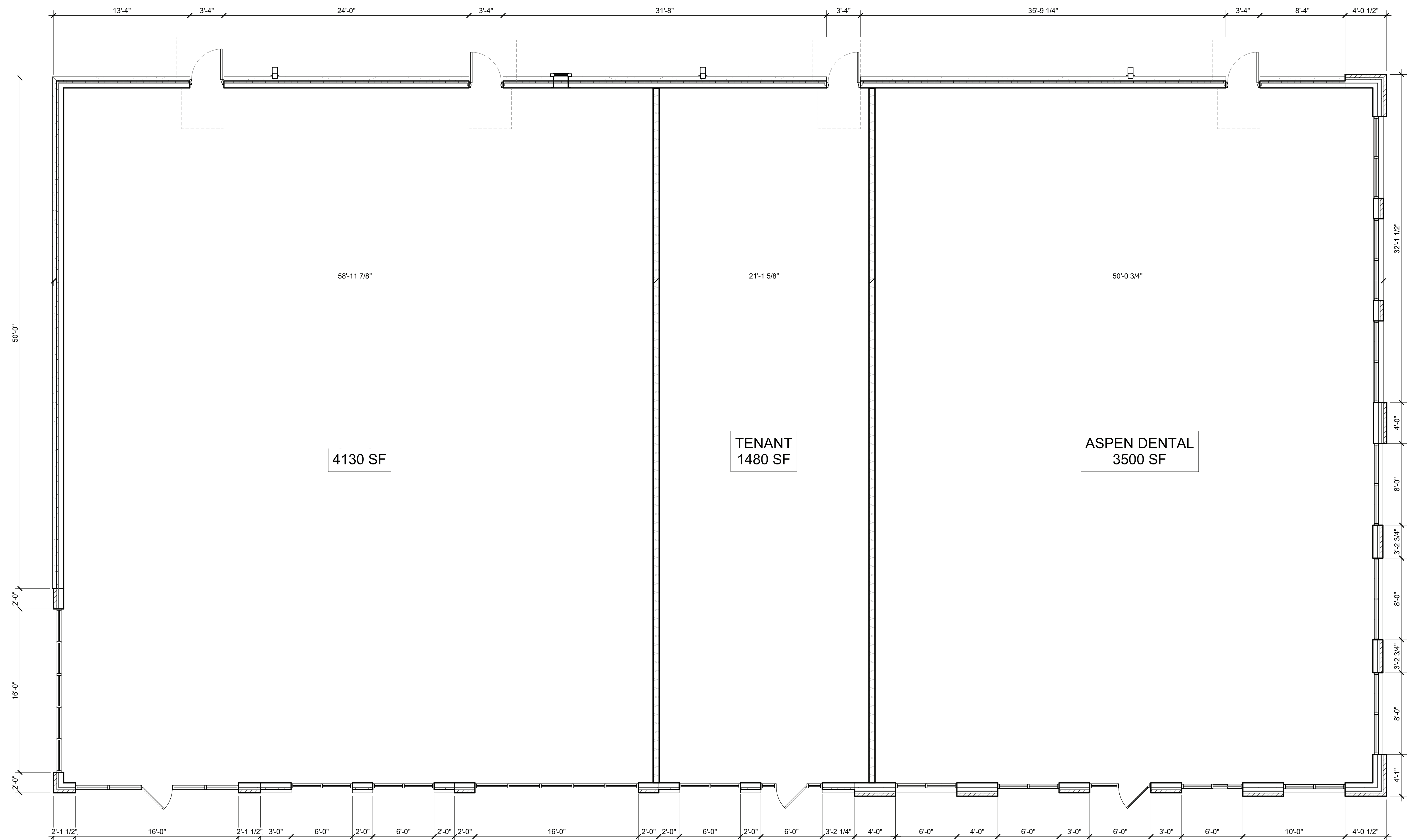
GameStop

MURPHY
USA

HIBBETT CATO
SPORTS

LOWE'S





① FLOOR PLAN
3/16" = 1'-0"



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



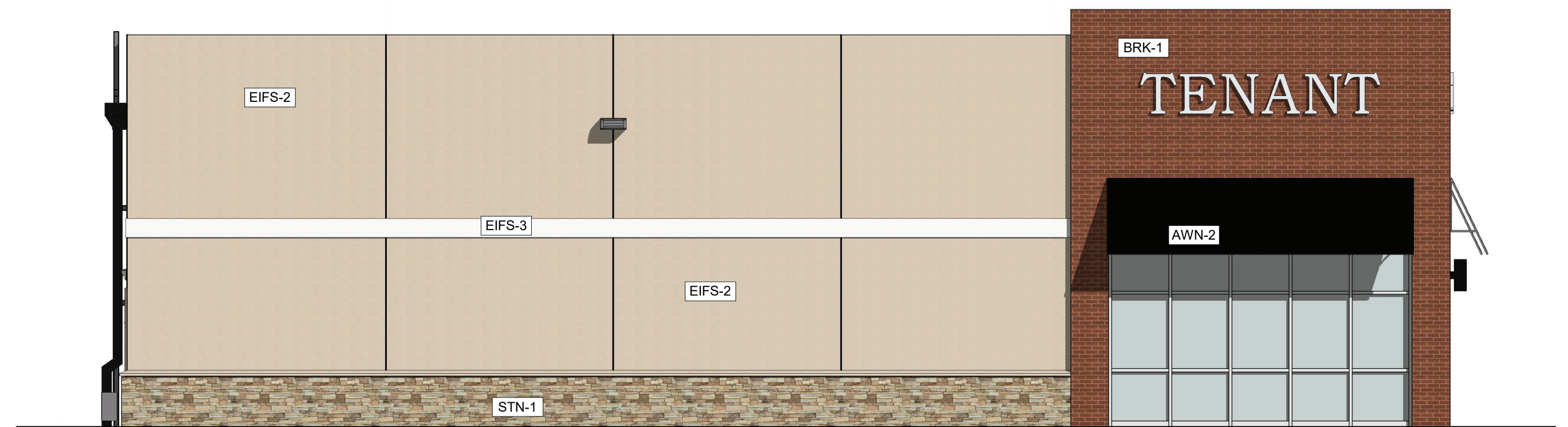
PAD SHOPS SHELL | TROY, AL
2026.01.20



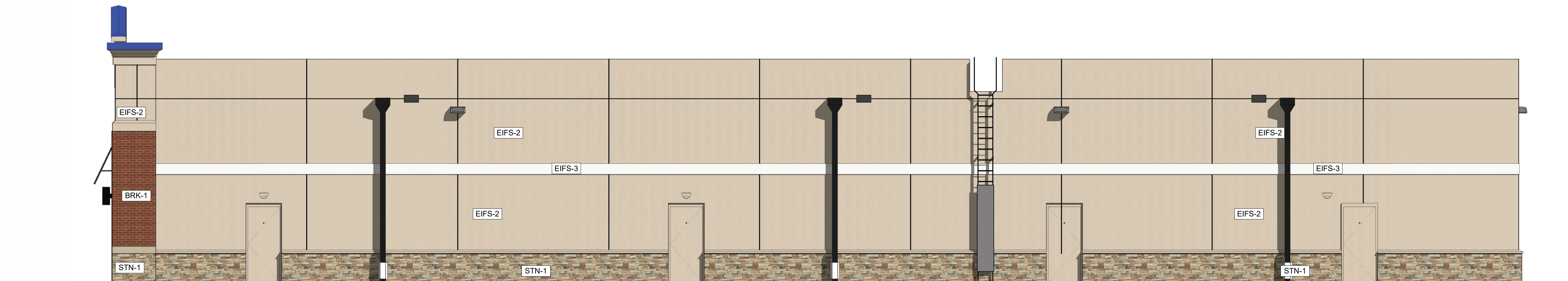
④ COLOR - FRONT ELEVATION
3/16" = 1'-0"



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"



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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	KAWNEER 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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