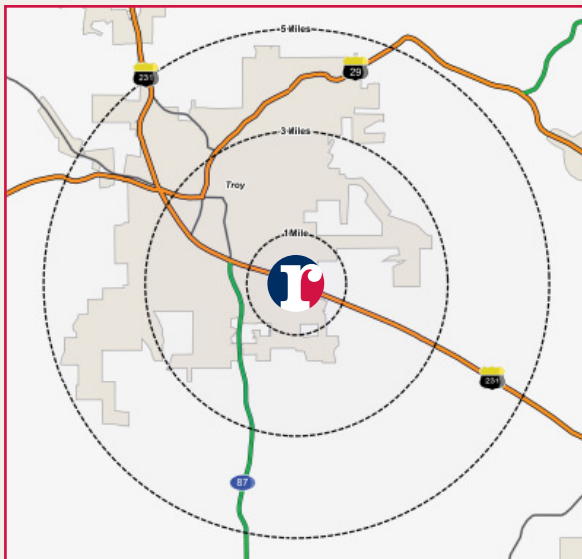


LEASE

# US-231 SHOPPING CENTER

1404 HIGHWAY 231 SOUTH, TROY, ALABAMA 36081



- SIZE 1,400 SQUARE FEET
- LEASE RATE \$15.00/PSF
- AVAILABLE IMMEDIATELY
- TRAFFIC 24,500 VPD (HWY 231)

#### ○ DEMOGRAPHICS

<i>Distance</i>	<i>Population</i>	<i>Median Income</i>
1 MILE	1,900	\$41,802
3 MILES	14,572	\$31,853
5 MILES	21,315	\$36,797

BILL CLEMENTS, CCIM  
BROOKS W. CORR, CCIM

P 205.314.0383  
P 205.314.0388

BILL@RETAILSPECIALISTS.COM  
BROOKS@RETAILSPECIALISTS.COM



# HIGHWAY 231 SOUTH - TROY



- Endcap opportunity in an ideal multi-tenant building with excellent access and drive-up parking; Co-tenants include Rent-A-Center and Advance America
- Excellent location on Highway 231, directly across from Lowe's Home Improvement, and in front of Wal-Mart Supercenter



retail  
SPECIALISTS

POST OFFICE BOX 531247  
BIRMINGHAM, AL 35253