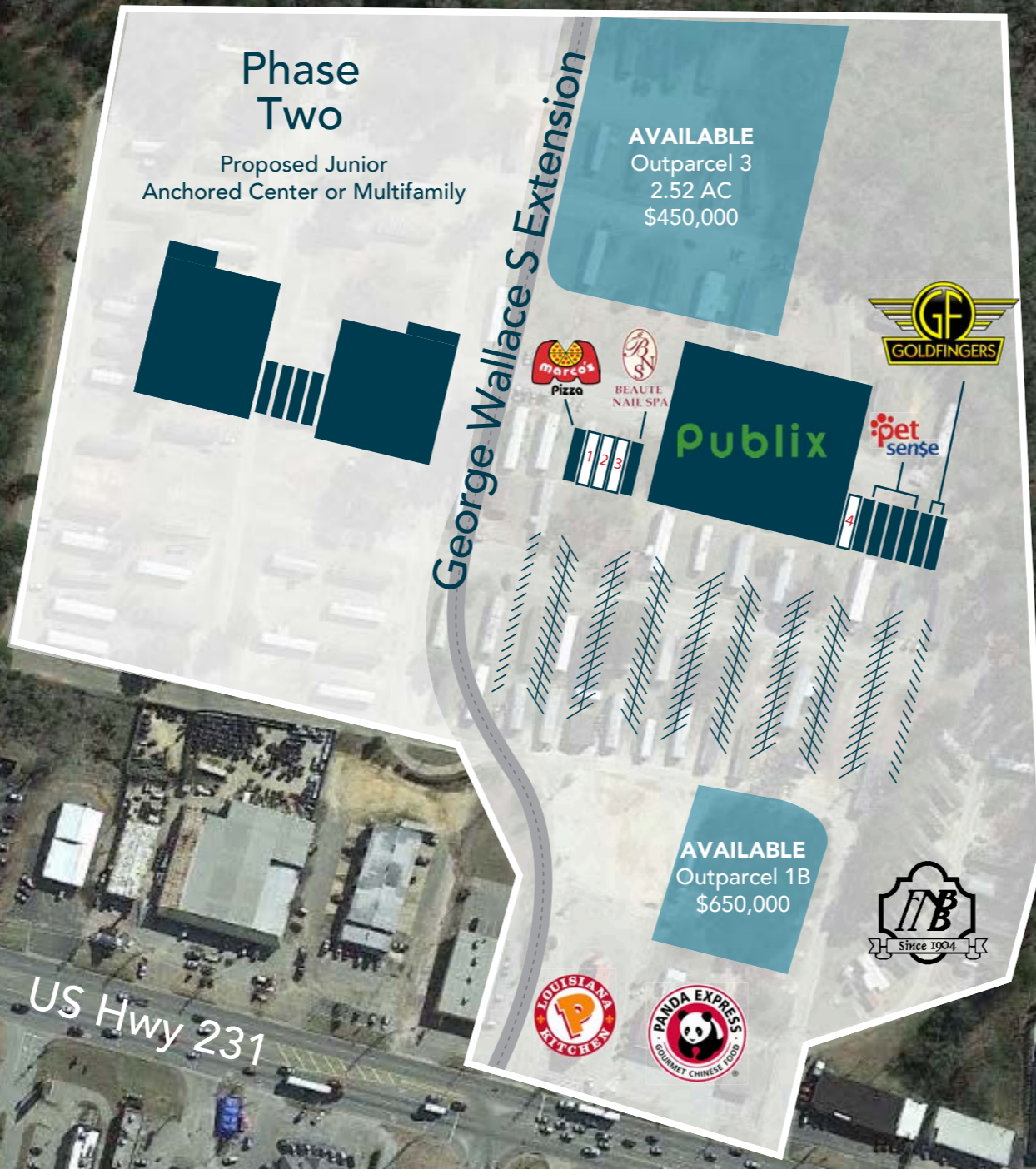




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COME JOIN!

- Publix
- Marco's Pizza
- Panda Express
- Popeye's
- Goldfingers
- Beaute Nail Spa
- The First National Bank
- Petsense

4 Inline Spaces Still Available!

- 1-3: 1,400 SF spaces
- 4: 1,200 SF space



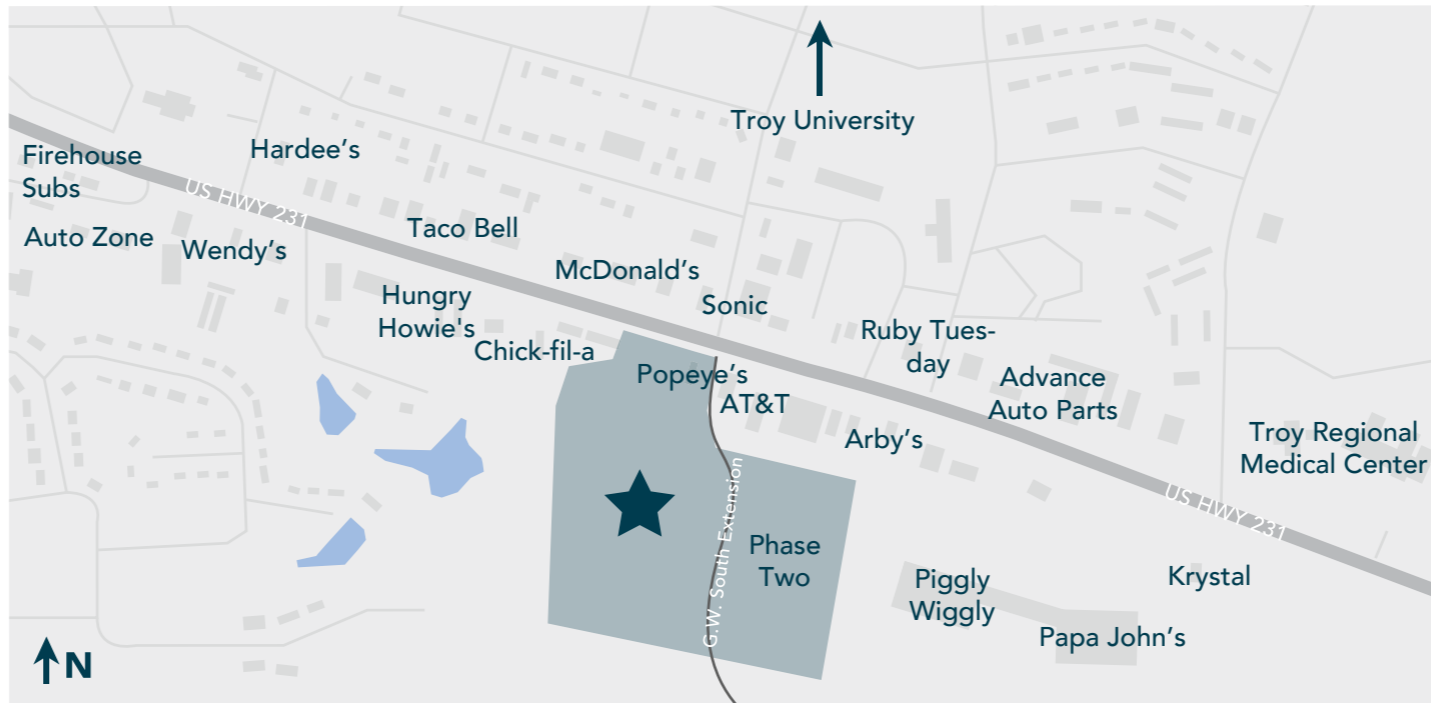
PARKPLACE TROY, ALABAMA

PUBLIX ANCHORED NEIGHBORHOOD CENTER FOR LEASE

- Anchored by 45,600 sf Publix Grocery Store- Set to open Jan. 2017
- George Wallace South Extension runs through the site separating Phases I & II
- New GW Extension connects now to Hwy 167 (87) and Enzor Road terminating at the main entrance of the City of Troy Sports Complex
- Directly Across the Street from Main Entrance to Troy University (approximately 7,000 students)
- Less than 1 mile to Veterans Memorial (football) Stadium and Trojan (basketball) Arena with capacities of 30,000 and 6,000 respectively



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INLINE SPACES FOR LEASE:

- \$20.00/sf
- 10 year initial term
- \$20.00/sf TI Allowance
- Signage on Pylon Sign
- \$3.50/sf Estimated Initial Year CAM



Population

1 mi. 2,972
 3 mi. 16,727
 5 mi. 21,241



Daytime Business Population

approx. 9,200+
 within 5 miles



Average HH Income

1 mi. \$49,801
 3 mi. \$53,146
 5 mi. \$53,515



Traffic Counts

over 34,000
 vehicles/day

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.

PARK PLACE TROY, ALABAMA

PROPOSED HOTEL LAYOUT FOR OUTPARCEL #3 | FOR SALE \$450K



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PARK PLACE TROY, ALABAMA

TROY'S GEORGE WALLACE SOUTH EXTENSION

This crucial new artery through Troy connects Troy University to the main retail sector on HWY 231 and beyond. The extension runs through the Park Place site adding traffic and activity to the center. This new extension is essential to expanding Troy's growth off of HWY 231 and into currently less developed areas. The new road will help channel traffic efficiently in and out of the site and help the overall traffic flow needs of the city as a whole.



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