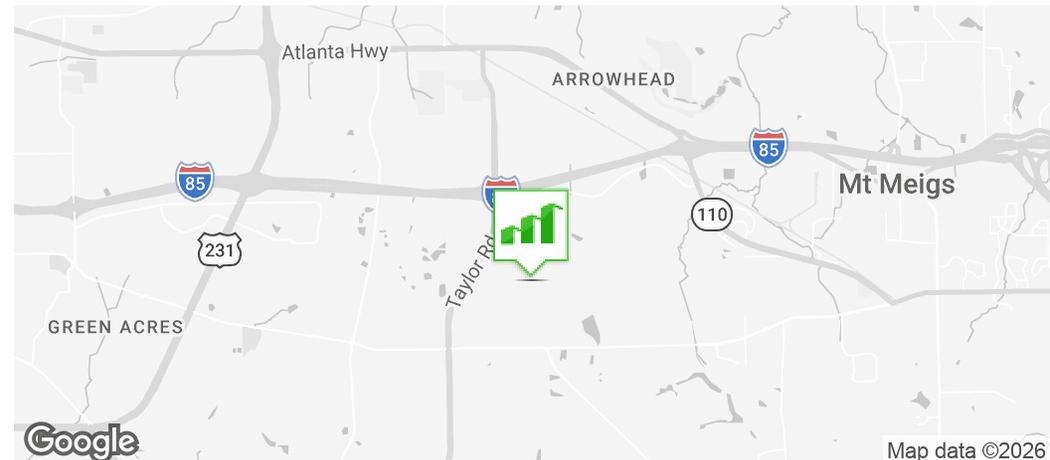


# 1709-1713 TALIAFERRO TRL

MONTGOMERY, AL 36117

## Executive Summary



### OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	\$1,000.00 per month (Full Service)
Lot Size:	± 0.34 Acres
Year Built:	2002
Building Size:	± 4,222
Zoning:	O-1: Office District

### PROPERTY HIGHLIGHTS

- Office Space with Common Area Access & Reception Area
- Common Area Access (Conference Room & Break Room)
- On-site parking for clients and employees
- Located in a quiet Cul-de-sac
- Positioned just off Taylor Rd., easy access to I-85 and the Shoppes at Eastchase.
- Taylor Rd Traffic Counts of ±57,962 AADT
- ± 0.5 Miles from Taylor Rd.
- ± 1.1 Miles from i-85

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,482	20,960	40,944
Total Population	5,652	47,912	100,070
Average HH Income	\$138,374	\$102,187	\$88,170

GENE CODY, CCIM, SIOR

334.386.2441  
gcody@mcrmpm.com

MOORE COMPANY REALTY 

312 Catoma Street, Suite 200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com

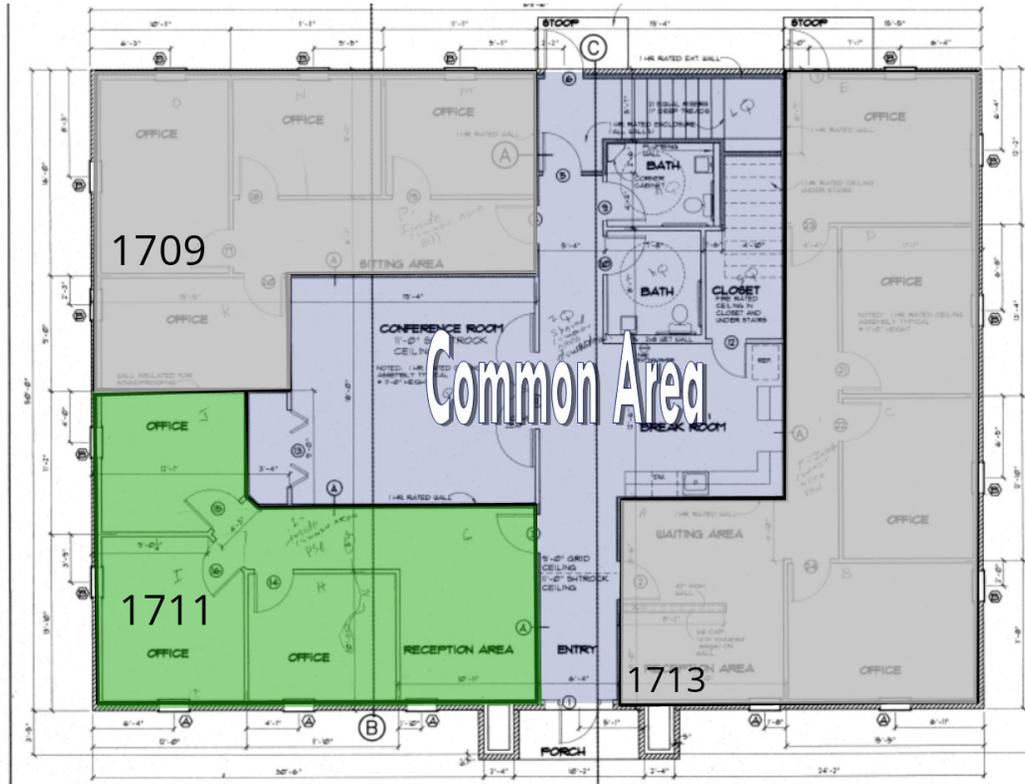
 **MOORE**  
MANAGEMENT | BROKERAGE | CONSULTING

 **SITE SOURCE**  
RETAIL BROKER NETWORK

# 1709-1713 TALIAFERRO TRL

MONTGOMERY, AL 36117

Available Space



## LEGEND

Available

Leased

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1711 Taliaferro Trl.	Available	900 SF	Full Service	\$1,000 per month

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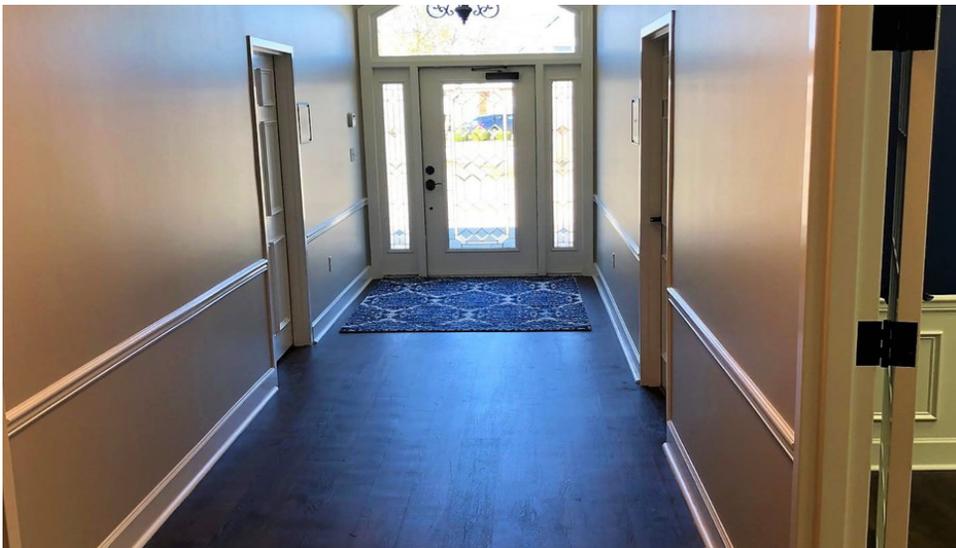
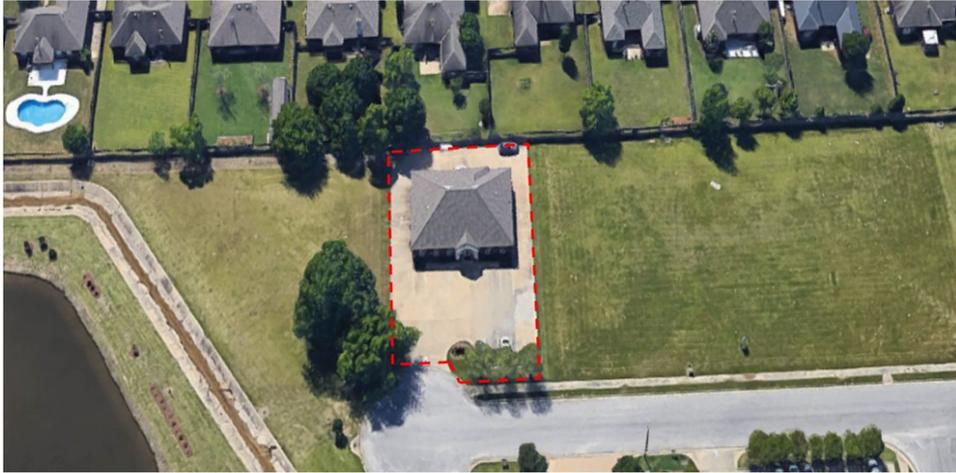
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Photos



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## Retail Map



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