

CALL
FOR
PRICING

BUILDING SIZE: 6,566 SF
DETAILS

- 2 Story
- 1 Elevator
- 1.29-acres
- built in 1993
- Zoned B-3; Highway Commercial
- 37 parking spaces



FORMER BANK BUILDING

2710 Taylor Road, Montgomery, AL 36117

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CAPITAL GROWTH
REAL ESTATE



Eastchase has
over 1.5m square feet
of Retail & Restaurants

Halifax
OUTBACK
JARED
The Galleria Of Jewellery
Hembrough Circle
Rd
Buddy Watson
Baseball Park

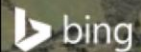
Taylor
40,218 V
Buddy
Baseball

Halcyon Downs

Peppertree

Vaughn Rd.
24,152 VPD

Major Retail Aerial Montgomery, AL



PROPERTY HIGHLIGHTS

- The 6,566 SF Class A bank building sits on 1.29-acres of land
- Located in the heart of Montgomery's #1 retail corridor (over 2 million sq. ft. of retail in trade area)
- Property has exposure to over 67,000 cars per day
- Full access median cut on Taylor Road
- Good visibility to the highway
- Auburn University's Montgomery Campus is just 2 miles north of the site
- 900+ hotel rooms within a 2-mile radius

MONTGOMERY HIGHLIGHTS

- Montgomery is the Alabama State Capitol. The State Government is the 2nd largest employer in the city with 11,380 employees
- Annual impact from Hyundai car manufacturer on the city of Montgomery is **\$4.8B**
- Annual impact from Maxwell Air Force Base is **\$2.6B**. Maxwell is Montgomery's largest employer with 12,280 employees
- Annual impact in the next 5 years from landing of F-35 aircraft, the newest, technologically advanced fighter in the nation's military arsenal **\$100M+**

SURVEY

2710 Taylor Rd.
Montgomery, AL 36117

- 6,566 SF building
- 1.29-acres of land
- full access median cut on Taylor Road
- 37 parking spaces

