

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,600.00 per month (MG)
Building Size:	2,160 SF
Available SF:	2,160 SF
Lot Size:	0.367 Acres
Year Built:	2001
Zoning:	O-1

PROPERTY OVERVIEW

This 2,160 SF of professional office space is ideally located just off Taylor Road in East Montgomery. This centrally positioned property offers excellent visibility and convenience, with easy access to I-85, The Shoppes at East Chase, and a variety of nearby amenities, including restaurants, medical offices, and hotels. Surrounded by well-established neighborhoods such as Wynlakes and Halcyon, plus several new residential developments, the location supports both customer accessibility and employee convenience. On-site parking is available for both staff and visitors. For more information or to schedule your showing, contact Colby Zaleski at 334-868-3700.

PROPERTY HIGHLIGHTS

- Prime office space available in a thriving East Montgomery corridor
- Approximately 0.5 miles from Taylor Road
- Only 1 mile from I-85, offering easy regional connectivity
- Less than 1 mile from The Shoppes at EastChase — Montgomery's premier shopping destination
- Ample on-site parking for staff and visitors

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,646	43,328	87,513
Total Population	5,835	102,852	214,498
Average HH Income	\$110,008	\$90,383	\$80,577

1763 TALIAFERRO TRAIL - 2,160 SF OFFICE MONTGOMERY | OFFICE BUILDING FOR LEASE

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,160 SF	Lease Rate:	\$2,600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1763 Taliaferro Trail - 2,160 SF Office Montgomery	Available	2,160 SF	Modified Gross	\$2,600 per month	-

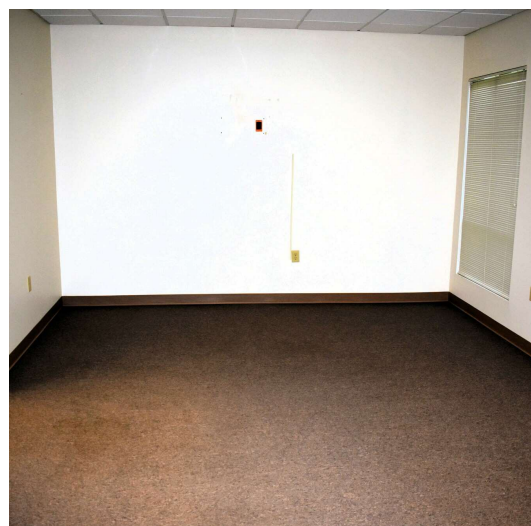
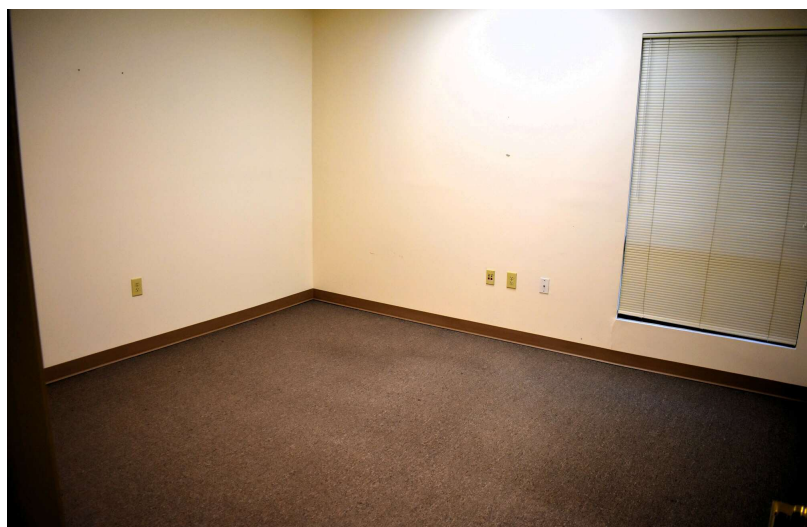
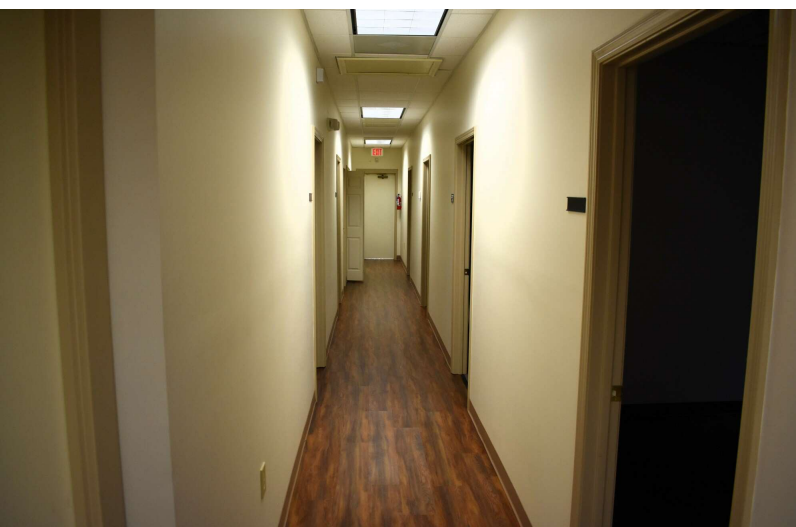
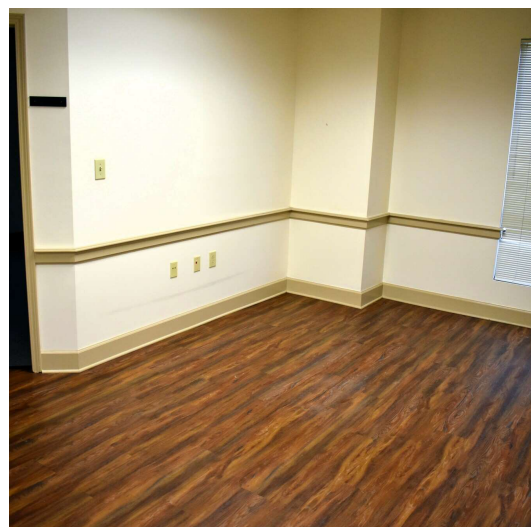
PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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ADDITIONAL PHOTOS



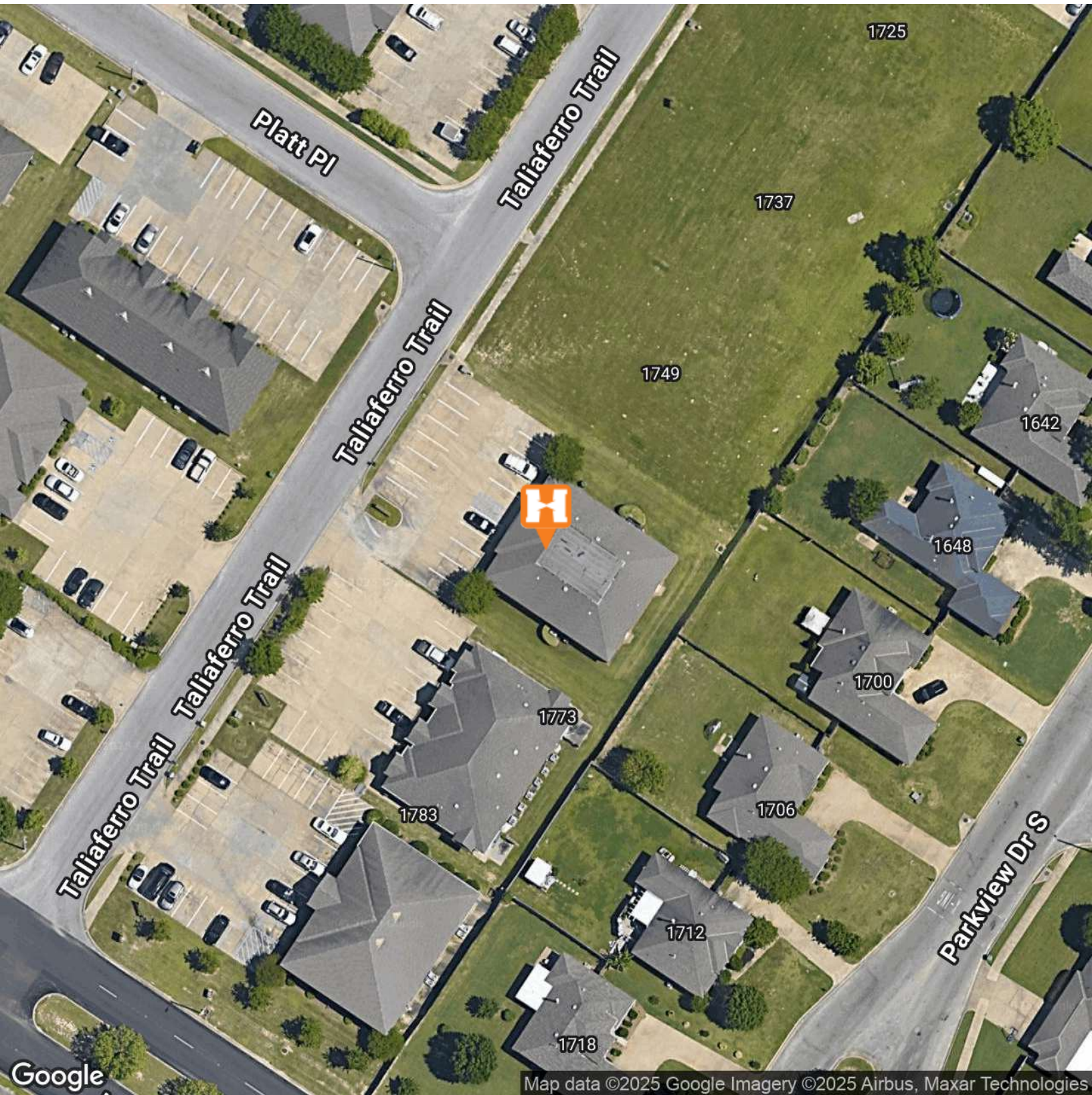
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AERIAL MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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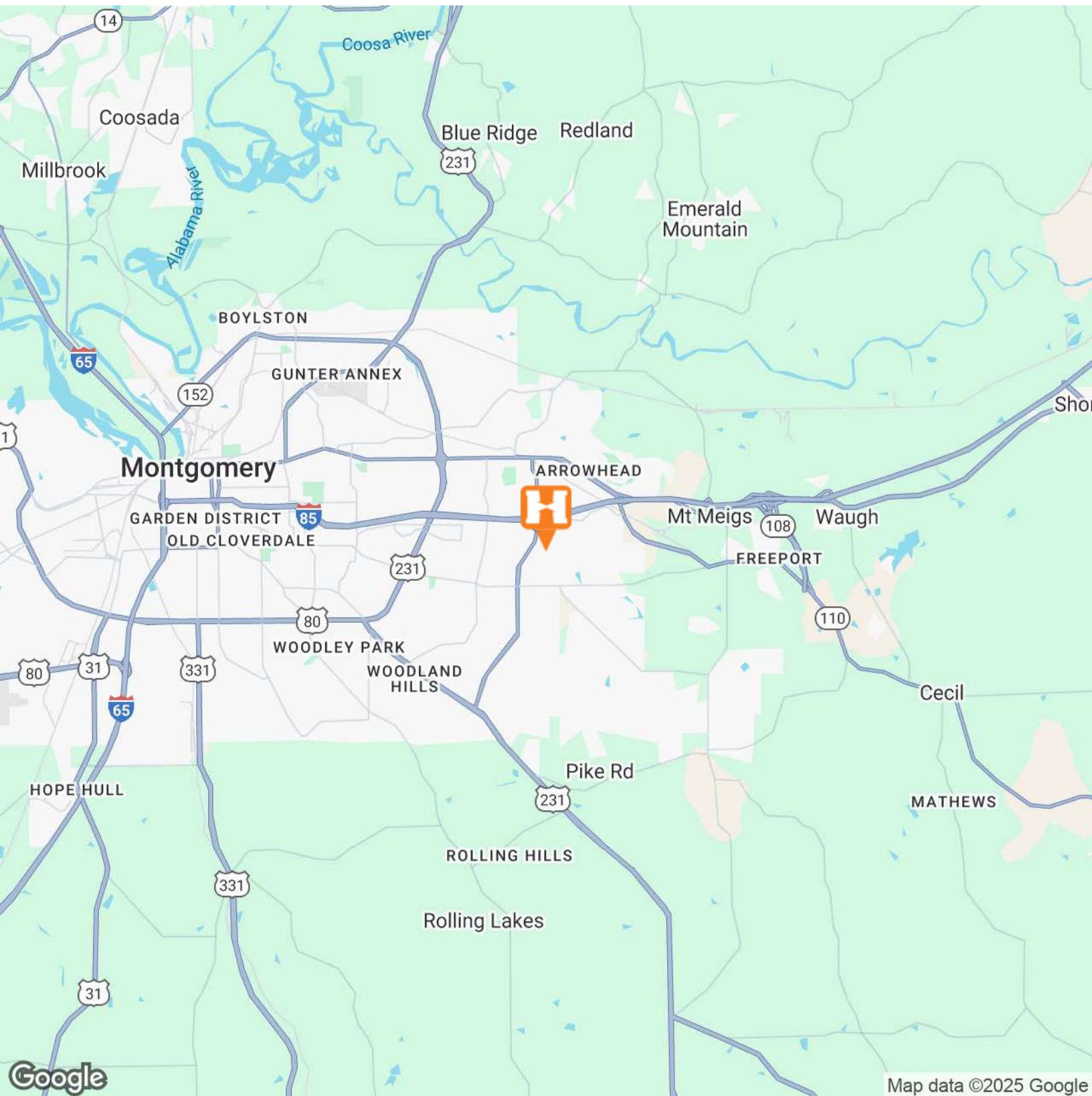
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LOCATION MAP

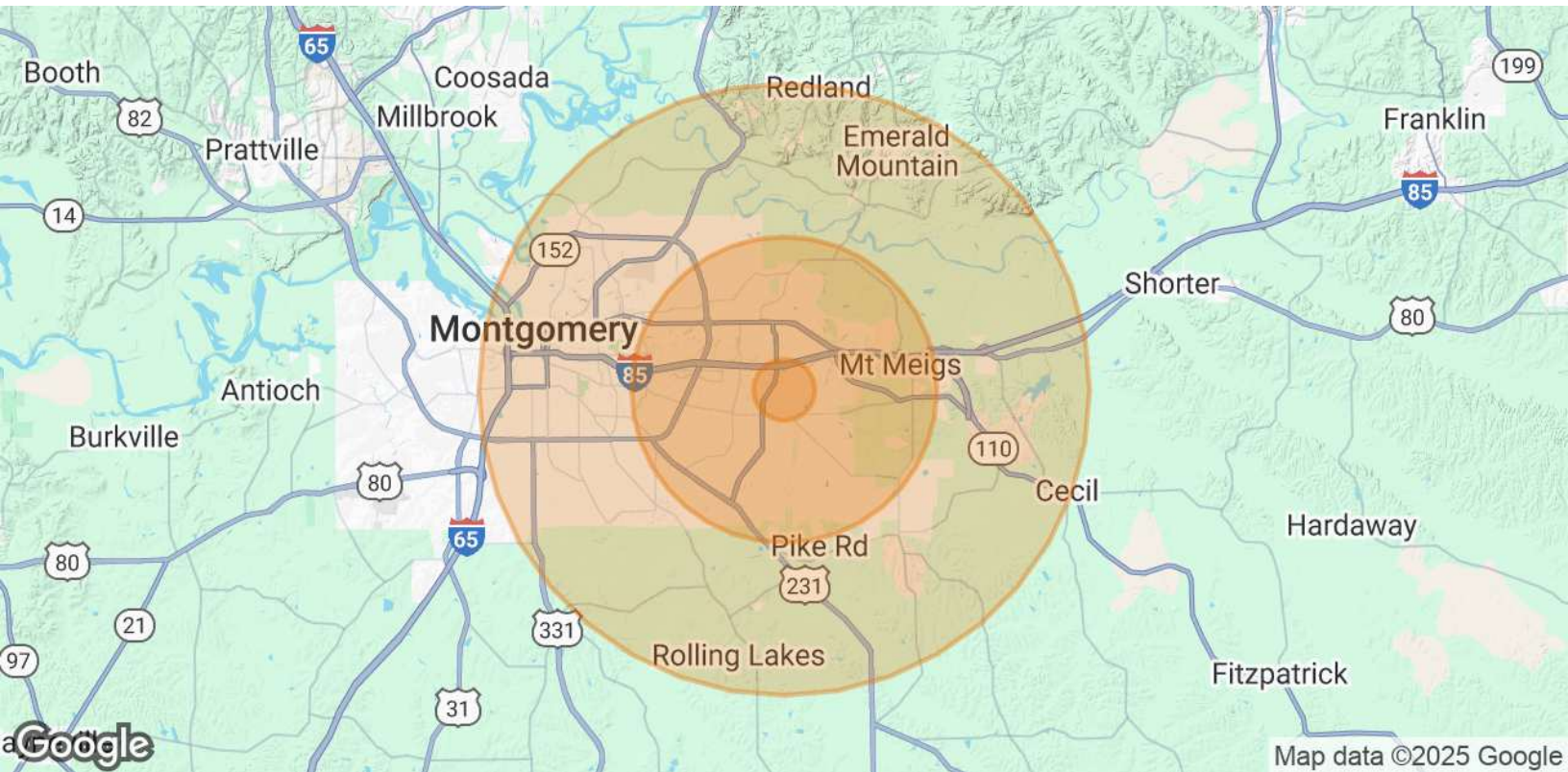


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,835	102,852	214,498
Average Age	45	39	40
Average Age (Male)	44	38	38
Average Age (Female)	46	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,646	43,328	87,513
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$110,008	\$90,383	\$80,577
Average House Value	\$363,990	\$255,147	\$227,016

Demographics data derived from AlphaMap