

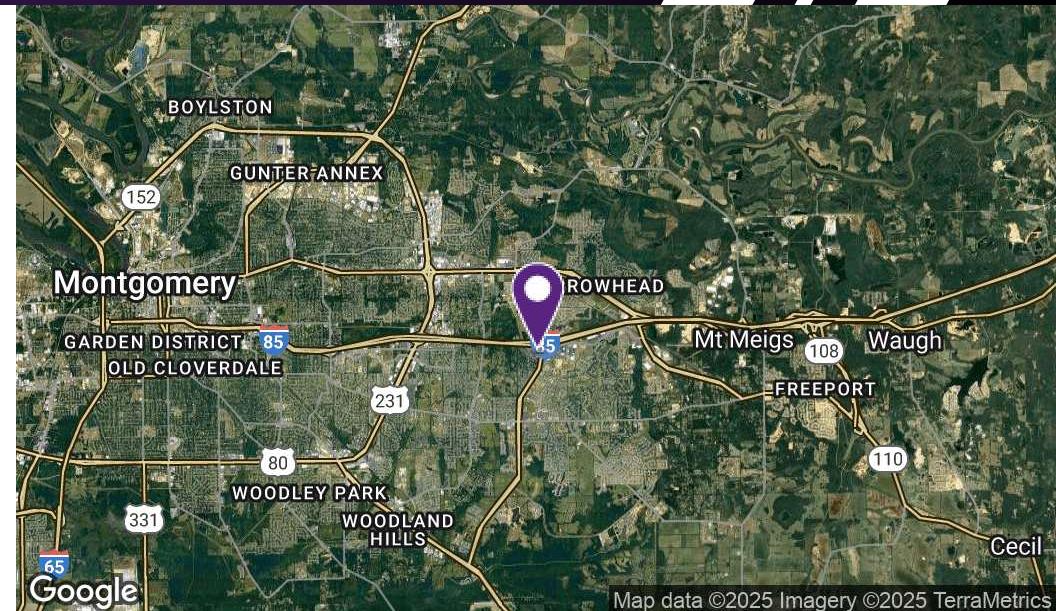
# FORMER WHOLE FOODS MARKET AVAILABLE

## 1450 TAYLOR ROAD, MONTGOMERY, AL 36117



### PROPERTY HIGHLIGHTS

- Former Whole Foods Space Available for Sublease in Chace Corner
- Prime location across from the Shoppes at EastChase, home to retailers like Whataburger, Chick-fil-A, Moe's Southwest Grill, Chipotle, Panera, Dillard's, Mountain High Outfitters, H&M, and Wendy's
- Situated in a highly trafficked corridor at the southwest corner of I-85 (104,787+ VPD) and Taylor Road (61,827+ VPD)
- Surrounded by strong co-tenants including Target, Dick's Sporting Goods, Academy, and more



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### OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	12.48 Acres
Building Size:	40,500 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	43,361	87,410	101,056
Total Population	102,116	214,243	248,697
Average HH Income	\$87,970	\$80,527	\$78,632

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AUBURN UNIVERSITY  
AT MONTGOMERY  
(+/-5,200 STUDENTS)

61,827+ VPD

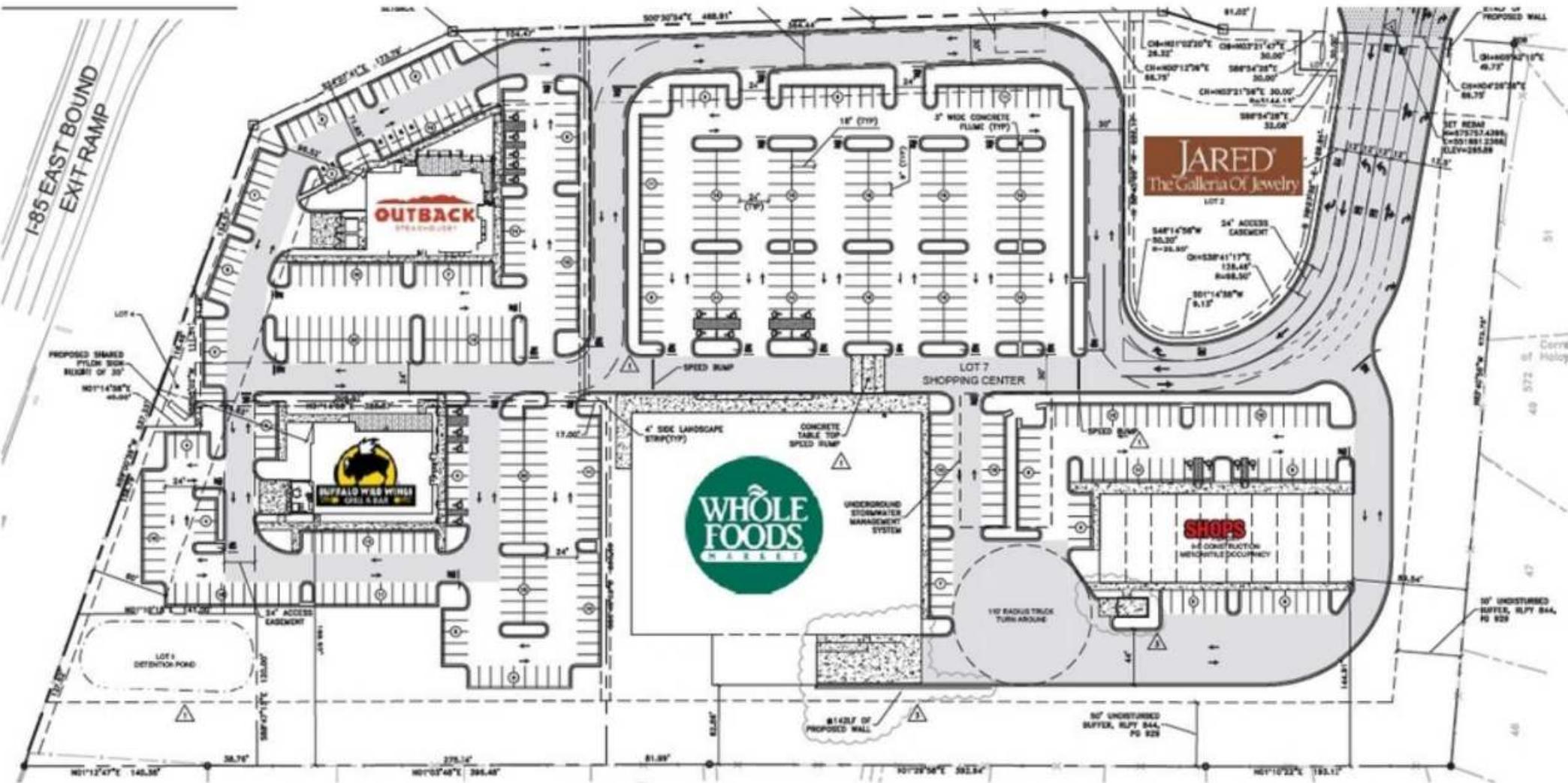
104,787+ VPD



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Maxar Technologies

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

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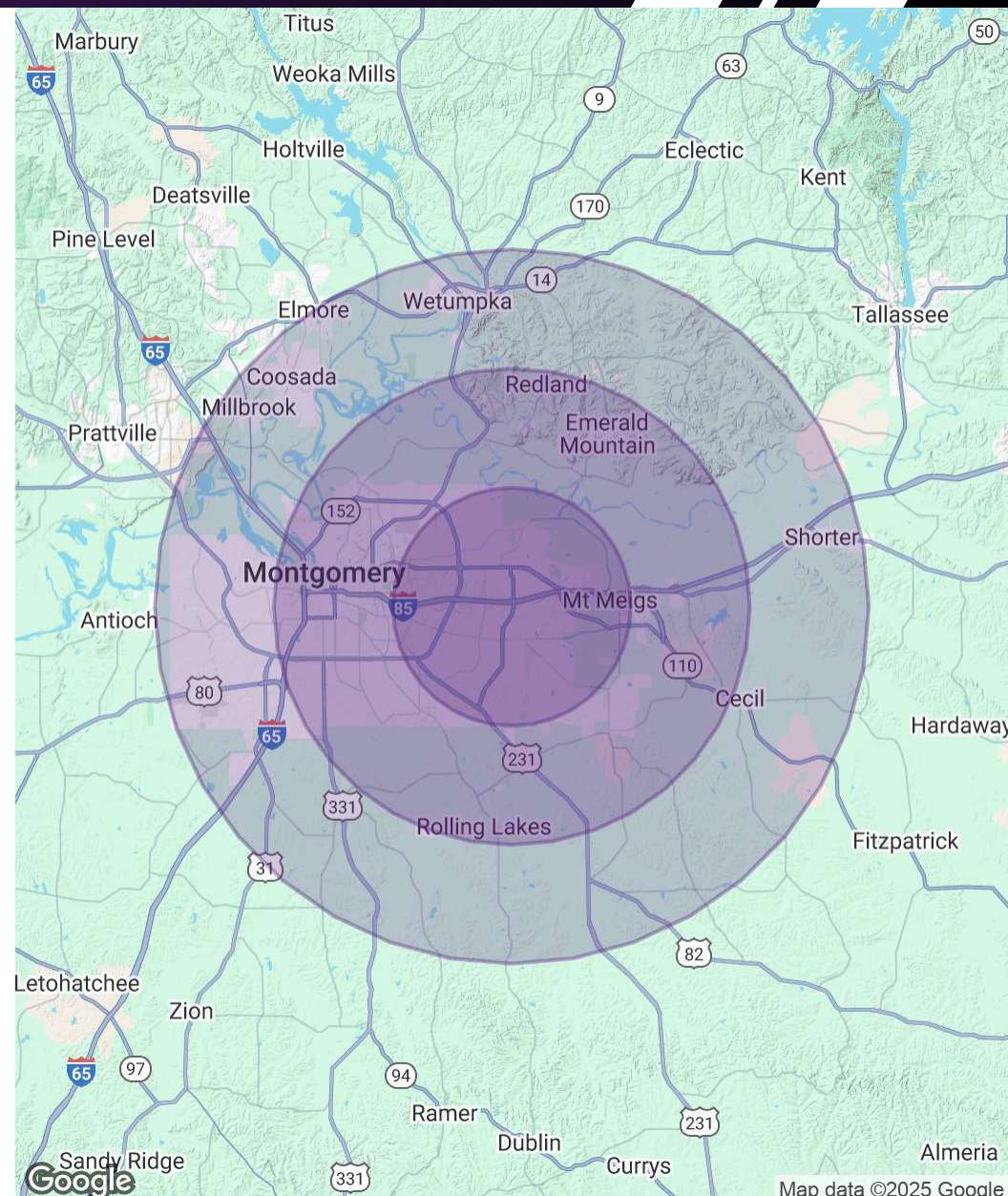
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## 1450 TAYLOR ROAD, MONTGOMERY, AL 36117

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	102,116	214,243	248,697
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	43,361	87,410	101,056
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$87,970	\$80,527	\$78,632
Average House Value	\$247,732	\$226,667	\$223,289

Demographics data derived from AlphaMap



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