

1450 Taylor Road, Montgomery, AL 36117



Prime Retail Space For Sublease

40,500 SF Available



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# AVAILABILITY



## Sublease Opportunity

**Available Space:** 40,500 SF OF SUBLEASE

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**Lot Size:** 12.48 Acres

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**Lease Expiration:** 11/30/2036

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## Building Details

**Built-Out Grocery Infrastructure:** Ideal for a grocery, specialty retail, or large-format anchor tenant reuse.

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**High-Traffic Intersection:** Positioned at the southwest corner of I-85 and Taylor Road, with I-85 carrying 106,867+ VPD and Taylor Road carrying 49,964+ VPD

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**Strong Co-Tenancy:** Surrounded by strong national co-tenants including Target, Dick's Sporting Goods, and Academy Sports + Outdoors, driving consistent cross-shopping traffic

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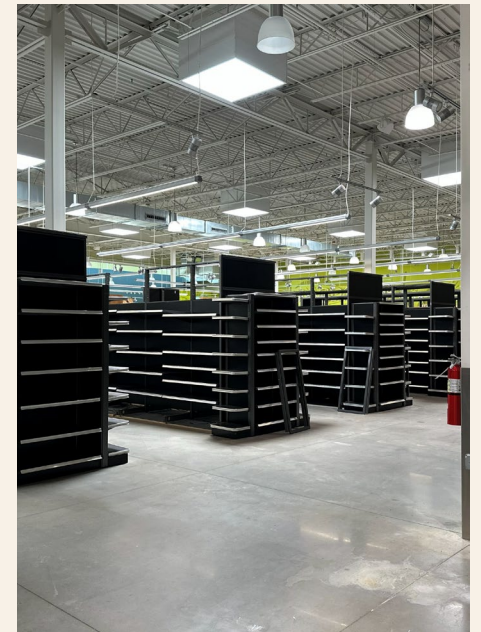
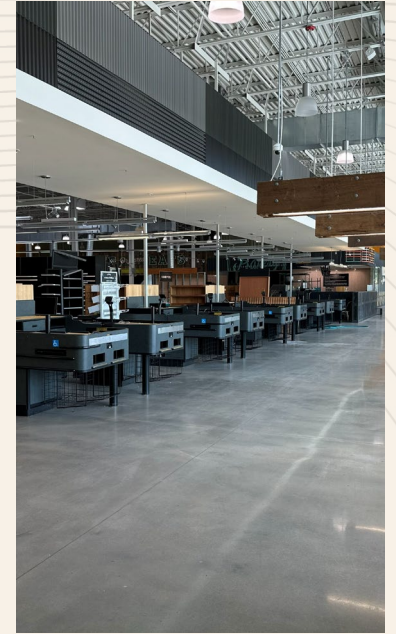
**Established Retail Corridor:** Located in one of Montgomery's most active shopping destinations along the Taylor Road/Eastchase submarket, near numerous restaurants and national retailers.

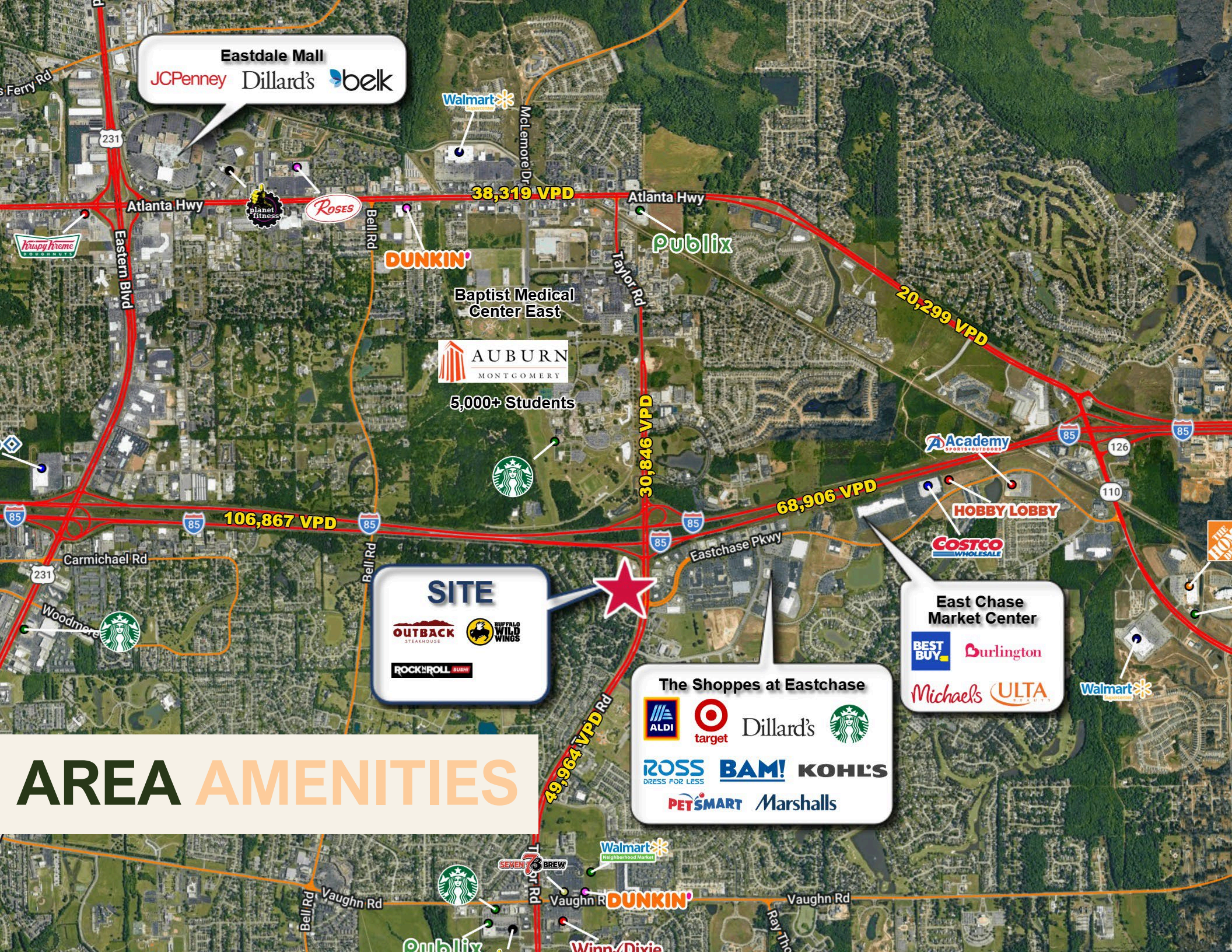
# FLOOR PLAN

40,500 SF



# SPACE PHOTOS





Eastdale Mall  
JCPenney Dillard's **belk**

Walmart

38,319 VPD

Publix

DUNKIN'

Baptist Medical Center East

AUBURN MONTGOMERY

5,000+ Students

Starbucks

30,846 VPD

20,299 VPD

Academy

HOBBY LOBBY

COSTCO WHOLESALE

106,867 VPD

68,906 VPD

**SITE**  
OUTBACK STEAKHOUSE BUFFALO WILD WINGS  
ROCKNROLL BEVERAGE

East Chase Market Center  
BEST BUY Burlington  
Michael's ULTA

The Shoppes at Eastchase  
ALDI target Dillard's Starbucks  
ROSS DRESS FOR LESS BAM! KOHL'S  
PETSMART Marshalls

# AREA AMENITIES

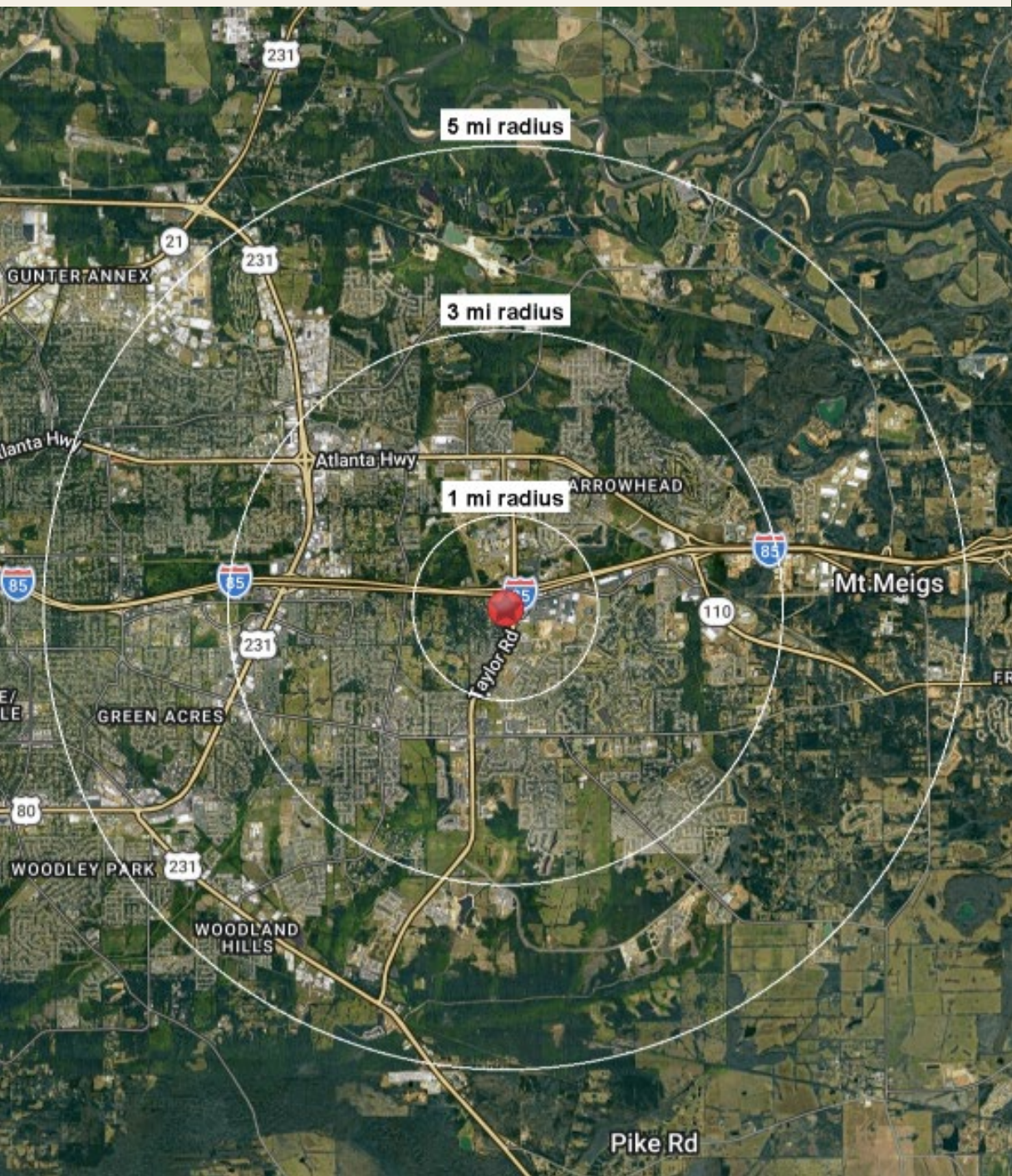
49,964 VPD

Publix

DUNKIN'

Winn-Dixie

# MARKET COVERAGE



## Demographics

| 2026             | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------|-----------|-----------|-----------|
| Total Population | 3,912     | 49,061    | 104,951   |
| Household        | 1,635     | 21,831    | 44,340    |
| Median HH Income | \$124,042 | \$116,867 | \$102,484 |
| Median Age       | 40.4      | 37.9      | 37.1      |



# NATIONAL RETAIL COLLECTIVE



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