

1450 Taylor Road, Montgomery, AL 36117



Prime Retail Space For Sublease

40,500 SF Available

AVAILABILITY



Sublease Opportunity

Available Space: 40,500 SF OF SUBLEASE

Lot Size: 12.48 Acres

Building Details

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

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

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

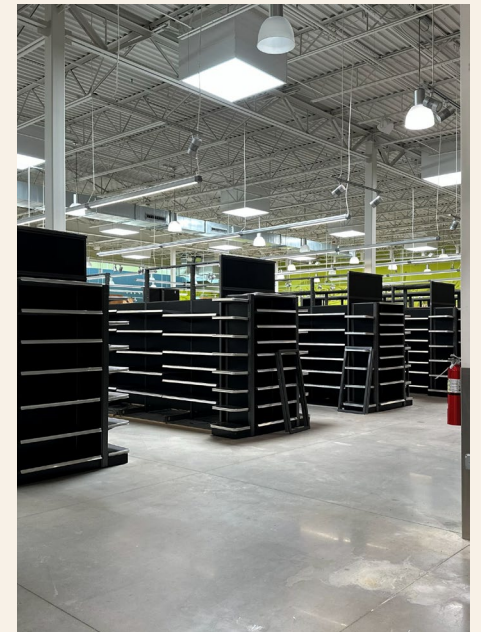
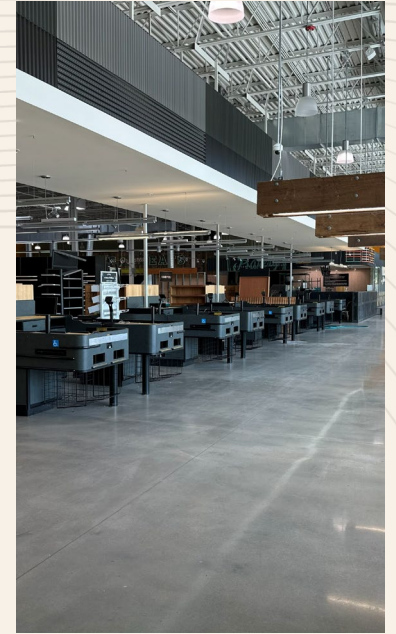
Established Retail Corridor: Located in one of Montgomery's most active shopping destinations along the Taylor Road/Eastchase submarket, near numerous restaurants and national retailers.

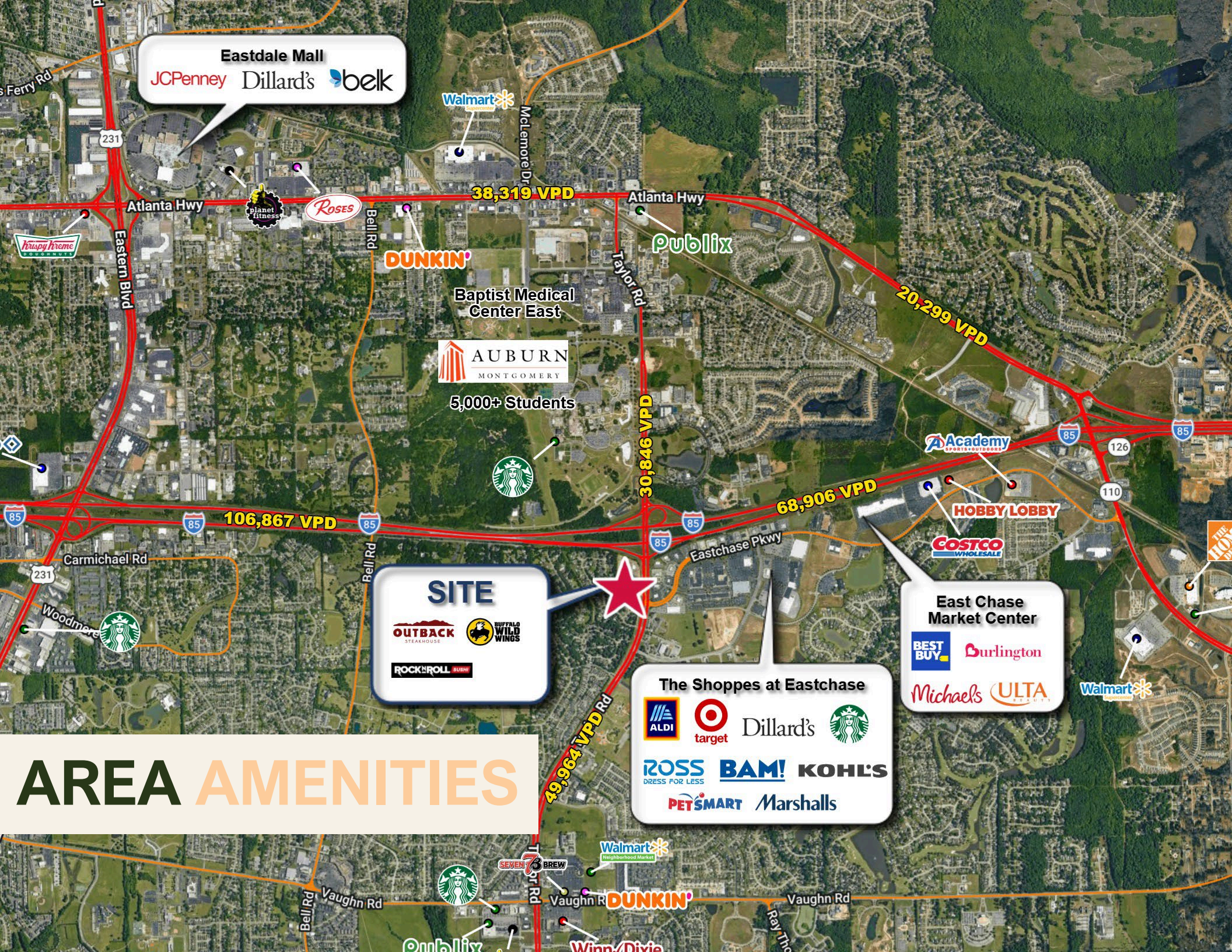
FLOOR PLAN

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 Sports & Outdoors

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

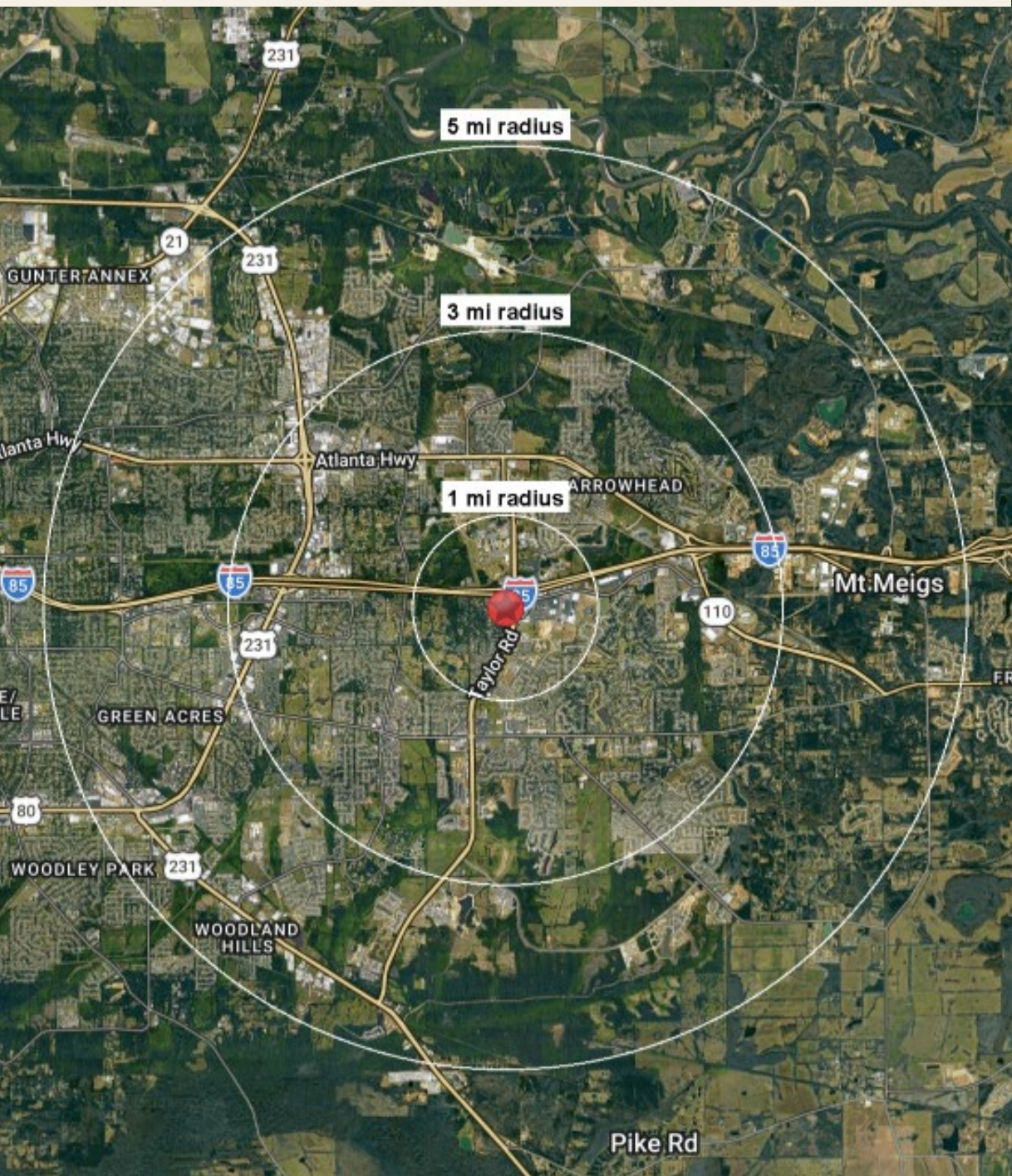
49,964 VPD

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



For More Information, Contact:

Joe Strauss, CCIM

jstrauss@retailspecialists.com

205.393.3215

Walker Reich

walker@retailspecialists.com

205.441.9981