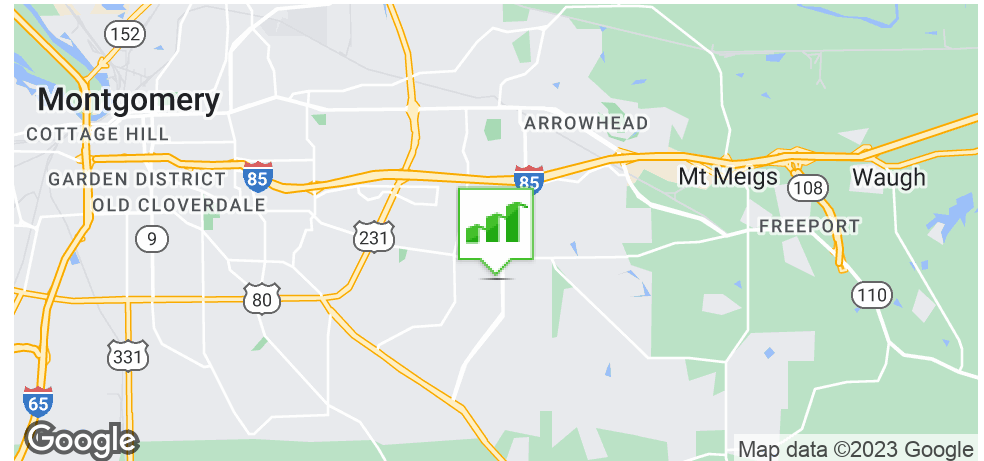


# TAYLOR PLAZA

7711 AVERIETT DR, MONTGOMERY, AL 36116

## Executive Summary



### OFFERING SUMMARY

|                |                               |
|----------------|-------------------------------|
| Available SF:  | 1,452 - 2,700 SF              |
| Lease Rate:    | \$13.00 SF/yr<br>(Negotiable) |
| Lot Size:      | 1.2 Acres                     |
| Year Built:    | 2005                          |
| Building Size: | 12,350                        |
| Zoning:        | PUD                           |
| Price / SF:    | \$85.02                       |

### PROPERTY HIGHLIGHTS

- Multi-tenant Retail Center in desirable East Montgomery
- Directly off Taylor Road
- On-Site parking for Employees & Customers
- Close proximity to Cornerstone Shopping Center, The Shoppes at Eastchase & Blount Cultural Park
- Surrounded by some of Montgomery's most affluent neighborhoods, including Wynlakes, Sturbridge, Deer Creek & Taylor Lakes
- 0.5± Miles from Taylor Rd & Vaughn Rd Intersection
- 2.2± Miles from I-85
- Traffic Counts of 21,610± AADT on Taylor Road



#### JON MASTERS, CCIM

334.387.2724  
jmasters@mcrmpm.com

#### RACHEL WRIGHT-MALHOTRA

334.947.7264  
Rachelwmalhotra@gmail.com



#### MOORE COMPANY REALTY

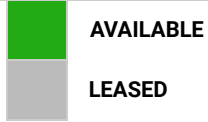
312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



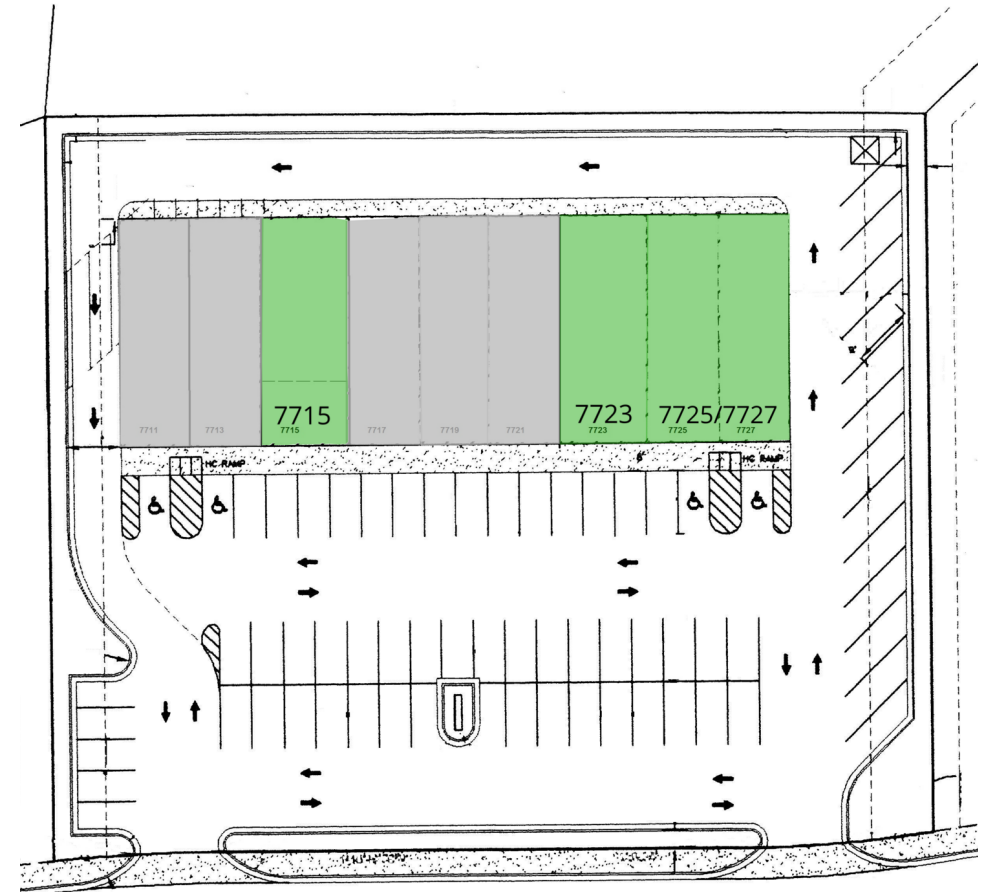
# TAYLOR PLAZA

7711 AVERIETT DR, MONTGOMERY, AL 36116

## Available Spaces



| LEASE TYPE   Negotiable |           | LEASE SPACE   1,452 - 2,700 SF |            |               |
|-------------------------|-----------|--------------------------------|------------|---------------|
| LEASE TERM   Negotiable |           | LEASE RATE   \$13.00 SF/yr     |            |               |
| SUITE                   | TENANT    | SIZE                           | TYPE       | RATE          |
| 7715                    | Available | 1,452 SF                       | Negotiable | \$13.00 SF/yr |
| 7723                    | Available | 1,500 SF                       | Negotiable | \$13.00 SF/yr |
| 7725/7727               | Available | 2,700 SF                       | Negotiable | \$13.00 SF/yr |



AVERIETT DRIVE

### JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

### RACHEL WRIGHT-MALHOTRA

334.947.7264  
Rachelwmalhotra@gmail.com



### MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



# TAYLOR PLAZA

7711 AVERIETT DR, MONTGOMERY, AL 36116

## Demographics

### DEMOGRAPHIC SUMMARY

7711 Averiet Dr, Montgomery, Alabama, 36116

Ring of 3 miles

#### KEY FACTS

46,781

Population



20,398

Households

36.5

Median Age

\$53,827

Median Disposable Income

#### EDUCATION

3%

No High School Diploma



19%

High School Graduate



26%

Some College



53%

Bachelor's/Grad/Prof Degree

#### INCOME



\$66,428

Median Household Income



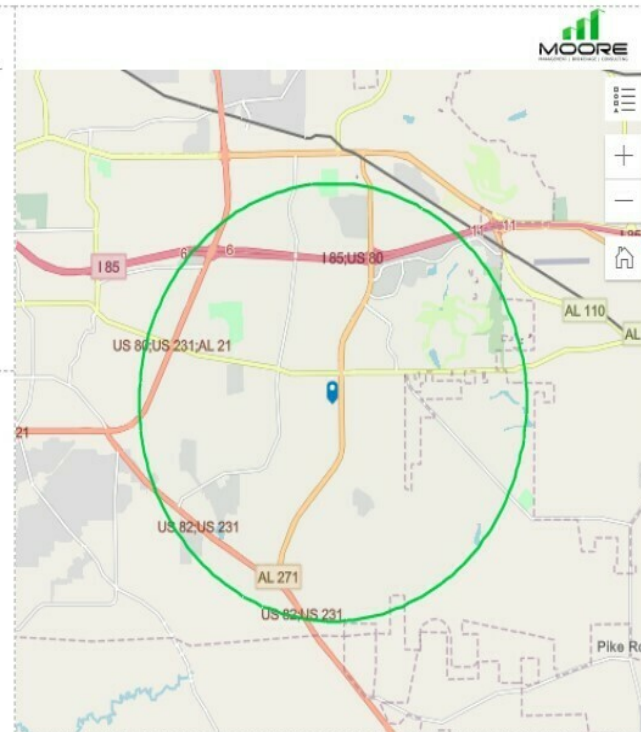
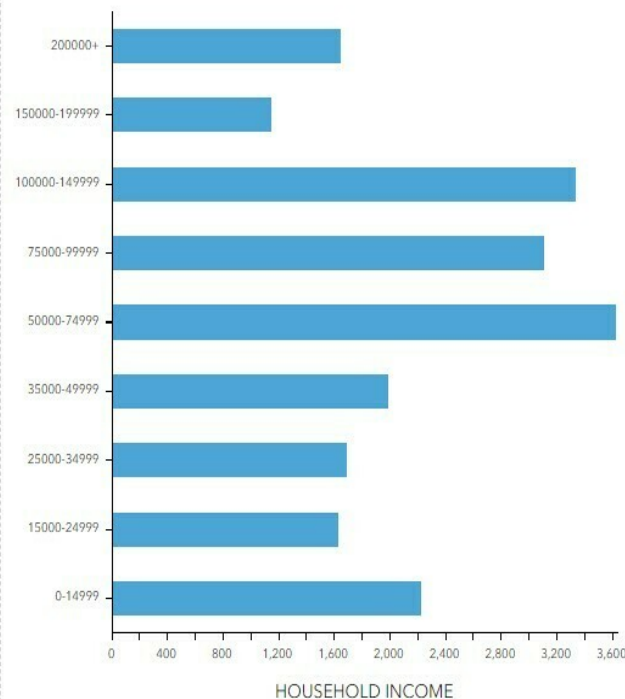
\$42,145

Per Capita Income



\$99,420

Median Net Worth



#### EMPLOYMENT



White Collar

72%



Blue Collar

18%



Services

12%

3.5%

Unemployment Rate

JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

RACHEL WRIGHT-MALHOTRA

334.947.7264  
Rachelwmalhotra@gmail.com



MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com





**7711 AVERIETT DR, MONTGOMERY, AL 36116**

[illegible]

334.387.2724  
Jmasters@mcrmpm.com

334.947.7264  
Rachelwmalhotra@gmail.com



312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com

