



Property Summary

FOR SALE or GROUND LEASE: Pad Sites off Atlanta Highway and Taylor Road in Montgomery, AL. The pads site are adjacent to the Publix at Taylor Junction and across the street from a new D.R. Horton development with 274 single-family homes.

The main traffic generators in the area are Baptist Medical Center (**176 Bed Hospital**), Auburn University – Montgomery (**5,200 students**), and Faulkner University (**3,574 Students**).

Major Retailers on this corridor include: Walmart, Planet Fitness, Dillards, Belk. Single Tenant Users in the area include: a new Valvoline and Tidal Wave, Truist, Starbucks, Zaxby's, Dunkin Donuts, and Jim 'N Nicks.

	1-Mile	3-Mile	5-Mile
Total Population:	4,289	36,480	83,383
Daytime Population:	4,451	23,862	43,426
Avg HH Incomes:	\$76,348	\$83,318	\$83,864



TRAFFIC COUNTS

51,316 VPD – Atlanta Highway
25,808 VPD – Taylor Road



