

MULTIPLE SIZES AVAILABLE

# MONTGOMERY EXCHANGE

1041 TAYLOR ROAD MONTGOMERY, AL 36117

GROUND LEASE /  
BUILT TO SUIT



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030  
www.TheRetailCompanies.com



## QUICK FACTS

- Directly across from Auburn University Montgomery
- Across from Baptist Medical Center East

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING**

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080

# MONTGOMERY EXCHANGE

1041 TAYLOR ROAD MONTGOMERY, AL 36117

GROUND LEASE /  
BUILD TO SUIT

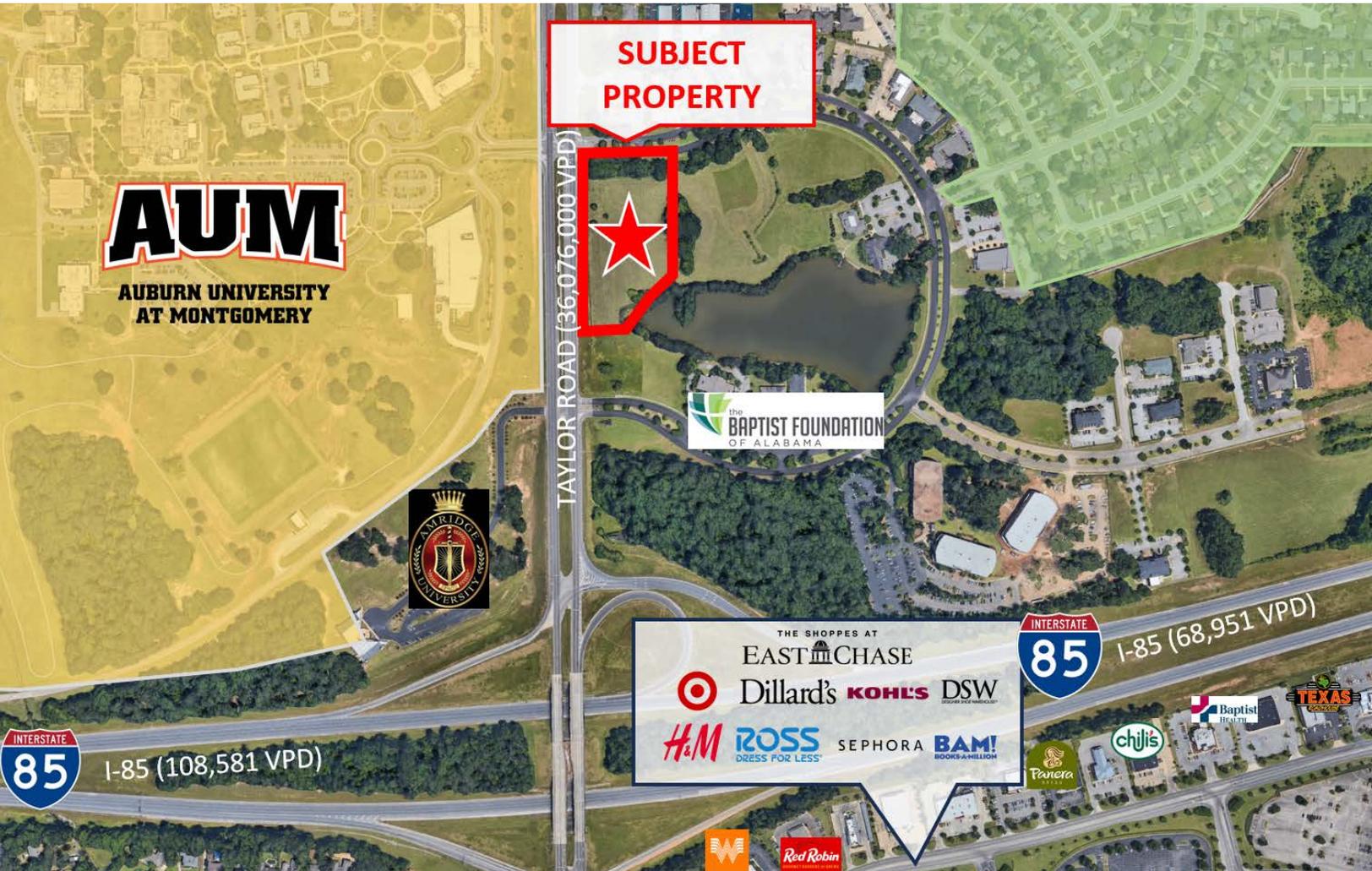


The  
**Retail  
Companies**

Real Estate Is Our Passion.

205.823.3030

www.TheRetailCompanies.com



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING**

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com

205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102

Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com

205.823.3080



# MONTGOMERY EXCHANGE

1041 TAYLOR ROAD MONTGOMERY, AL 36117

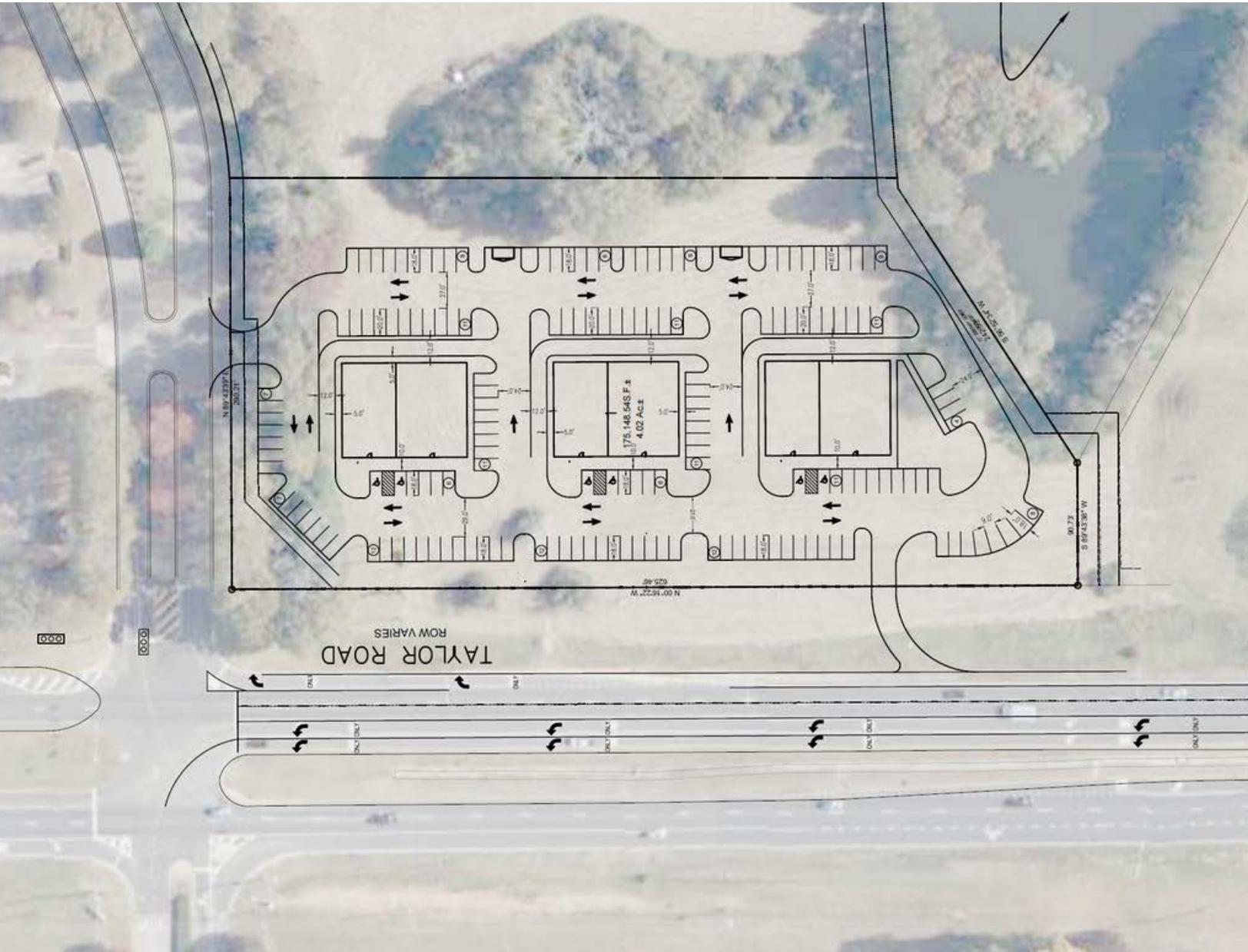
GROUND LEASE /  
BUILD TO SUIT



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030  
www.TheRetailCompanies.com

## PROPOSED LAYOUT #2



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING**

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080

# MONTGOMERY EXCHANGE

1041 TAYLOR ROAD MONTGOMERY, AL 36117

GROUND LEASE /  
BUILT TO SUIT



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030  
www.TheRetailCompanies.com

## DEMOGRAPHICS

	1 mile	5 miles	10 miles
<b>Population</b>			
2010 Population	3,531	95,206	211,058
2020 Population	3,659	100,445	216,883
2022 Population	3,502	100,310	217,055
2027 Population	3,485	99,715	216,172
2010-2020 Annual Rate	0.36%	0.54%	0.27%
2020-2022 Annual Rate	-1.93%	-0.06%	0.04%
2022-2027 Annual Rate	-0.10%	-0.12%	-0.08%
2022 Male Population	46.7%	47.9%	47.8%
2022 Female Population	53.3%	52.1%	52.2%
2022 Median Age	40.6	37.6	37.3

In the identified area, the current year population is 217,055. In 2020, the Census count in the area was 216,883. The rate of change since 2020 was 0.04% annually. The five-year projection for the population in the area is 216,172 representing a change of -0.08% annually from 2022 to 2027. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	46.0%	36.2%	33.9%
2022 Black Alone	39.1%	50.9%	55.5%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2022 Asian Alone	8.9%	6.6%	3.8%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	1.3%	2.1%	2.6%
2022 Two or More Races	4.5%	3.9%	3.8%
2022 Hispanic Origin (Any Race)	2.5%	3.8%	4.5%

Persons of Hispanic origin represent 4.5% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.0 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	141	87	77
2010 Households	1,379	39,480	83,500
2020 Households	1,563	42,596	88,271
2022 Households	1,569	42,726	88,550
2027 Households	1,570	42,753	88,653
2010-2020 Annual Rate	1.26%	0.76%	0.56%
2020-2022 Annual Rate	0.17%	0.14%	0.14%
2022-2027 Annual Rate	0.01%	0.01%	0.02%
2022 Average Household Size	2.16	2.30	2.37

The household count in this area has changed from 88,271 in 2020 to 88,550 in the current year, a change of 0.14% annually. The five-year projection of households is 88,653, a change of 0.02% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2020. The number of families in the current year is 55,615 in the specified area.

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING**

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com  
205.823.3080

# MONTGOMERY EXCHANGE

1041 TAYLOR ROAD MONTGOMERY, AL 36117

GROUND LEASE /  
BUILT TO SUIT



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030  
www.TheRetailCompanies.com

## DEMOGRAPHICS

	1 mile	5 miles	10 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	12.6%	15.2%	16.2%
<b>Median Household Income</b>			
2022 Median Household Income	\$83,230	\$68,099	\$58,527
2027 Median Household Income	\$94,583	\$78,540	\$67,429
2022-2027 Annual Rate	2.59%	2.89%	2.87%
<b>Average Household Income</b>			
2022 Average Household Income	\$122,921	\$94,487	\$85,037
2027 Average Household Income	\$141,418	\$110,042	\$99,249
2022-2027 Annual Rate	2.84%	3.09%	3.14%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$53,796	\$40,622	\$34,925
2027 Per Capita Income	\$62,313	\$47,559	\$40,937
2022-2027 Annual Rate	2.98%	3.20%	3.23%

### Households by Income

Current median household income is \$58,527 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$67,429 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$85,037 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$99,249 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$34,925 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$40,937 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	209	172	162
2010 Total Housing Units	1,443	42,822	93,822
2010 Owner Occupied Housing Units	1,121	24,874	51,385
2010 Renter Occupied Housing Units	261	14,607	32,114
2010 Vacant Housing Units	64	3,342	10,322
2020 Total Housing Units	1,667	45,785	99,125
2020 Vacant Housing Units	104	3,189	10,854
2022 Total Housing Units	1,683	46,102	99,888
2022 Owner Occupied Housing Units	1,145	25,753	52,416
2022 Renter Occupied Housing Units	424	16,973	36,134
2022 Vacant Housing Units	114	3,376	11,338
2027 Total Housing Units	1,692	46,191	100,282
2027 Owner Occupied Housing Units	1,149	25,953	53,049
2027 Renter Occupied Housing Units	421	16,799	35,604
2027 Vacant Housing Units	122	3,438	11,629

Currently, 52.5% of the 99,888 housing units in the area are owner occupied; 36.2%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 99,125 housing units in the area and 10.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.34%. Median home value in the area is \$179,472, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.12% annually to \$241,547.

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING**

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com  
205.823.3080