

# 2100 Bessemer Road

Birmingham, Alabama 35208

FOR SALE



Bessemer Road (19,814 AADT)

**Harris Snipes**

Associate

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**IRONVEST**  
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# Property Overview

**Address** 2100 Bessemer Road  
Birmingham, AL 25208

**Building Size** ±2,840 SF

**Property Type** Vacant Retail

**Year Built** 1957

**Lot Size** 0.39 Acres

**Parking** 13 Dedicated Spaces

**Zoning** B-2 (General Business District)



**Sales Price: \$299,000**



# Key Considerations

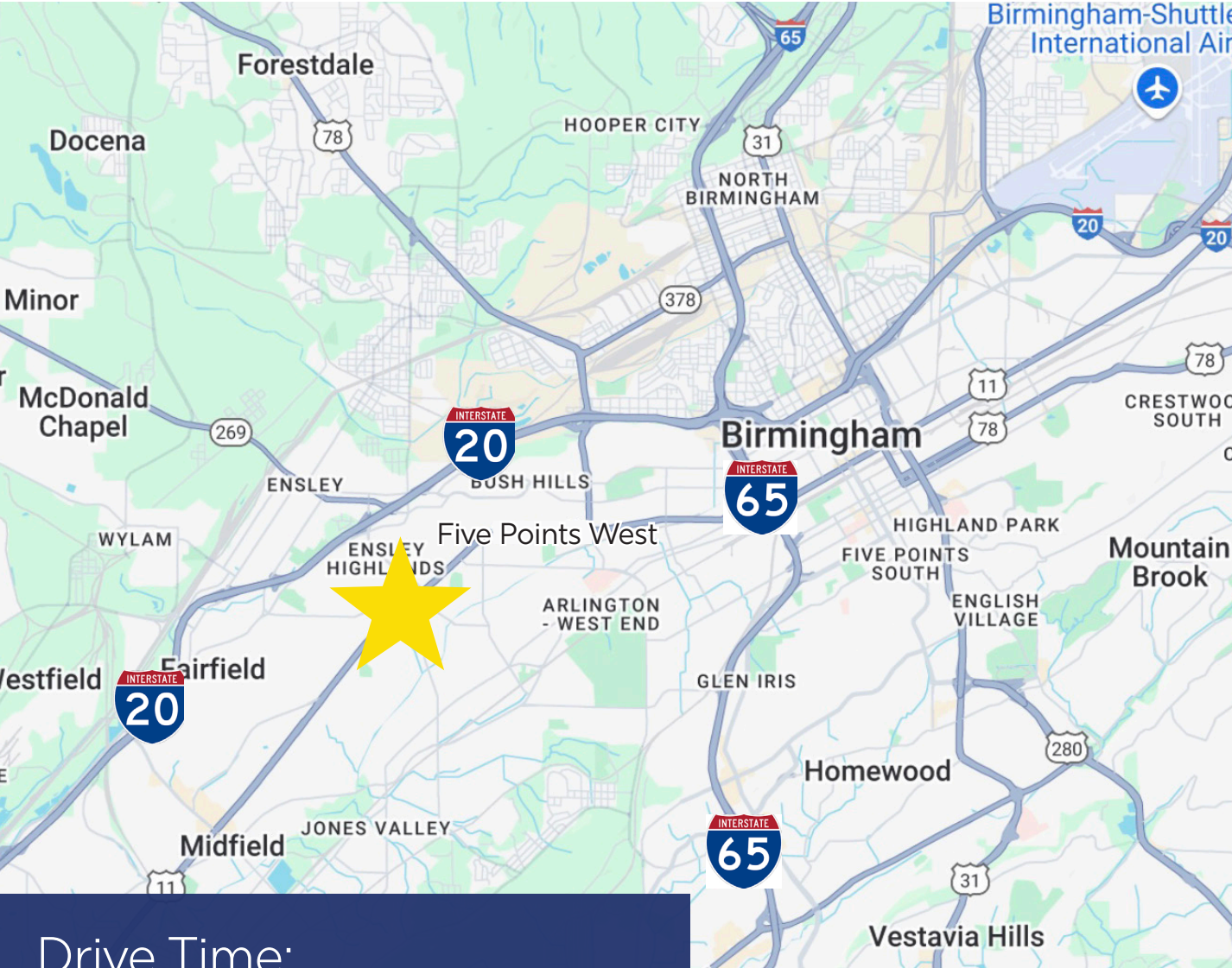
- **Prime Visibility on Bessemer Road** (US Highway 11) with strong vehicle traffic (19,814 AADT)
- **Opportunity to Purchase Below Replacement Cost**  
Offers strong value with existing infrastructure and utilities in place
- **Ample Onsite Parking** (13 spaces) with potential to convert the existing drive-through into additional parking for increased customer or tenant capacity
- **Flexible B-2 Zoning** permitting a variety of uses including retail stores, restaurants, banks, personal service establishments and professional offices
- **.5 Miles to Birmingham's CrossPlex** A premier sports and events venue offering state-of-the-art facilities for athletics, concerts, and community activities. A \$15 Million project is currently underway to add a Family Fun Center at the CrossPlex that will include bowling lanes, a skating rink, jump park and other entertainment amenities
- **Two Ingress/Egress Points** One from Bessemer Road and another from Vacant Eye Drive ensuring smooth and safe movement to and from of the property

## Demographics

Households	0.3 Miles	0.5 Miles	1 Mile
Total Households	499	1,106	4,519
Total Population	1,076	2,549	10,311







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## Drive Time:

**Downtown Birmingham:** Ten (10) Minutes

**Birmingham Shuttlesworth International Airport:** Fourteen (14) Minutes

**Homewood:** Twenty (20) Minutes

**Vestavia Hills:** Twenty (20) Minutes

**Mountain Brook:** Twenty (20) Minutes

**Irondale:** Eighteen (18) Minutes

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Information deemed reliable but not guaranteed.