

# ALDI SUBLLEASE OFFERING

2910 MORGAN RD, BESSEMER, AL 35022

FOR LEASE



## LOCATION DESCRIPTION

This area offers many amenities, including a diverse array of dining options, retail centers, and recreational facilities. With its close proximity to major roadways, the area provides convenient access to essential services and transportation hubs, making it a practical choice for retail tenants. Additionally, the nearby Alabama Splash Adventure amusement park offer leisure and opportunities.



## PROPERTY HIGHLIGHTS

- Located off I-459 at Morgan Road
- Inline space located adjacent to newly constructed ALDI store
- Dock access available
- Multi-tenant monument sign space available
- 115' of road frontage
- Area Tenants include Wendy's, CVS, Auto Zone, McDonald's, Arby's and more
- Call for more information

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	17,232	65,987	133,645
DAYTIME POPULATION	13,713	56,707	115,722
HOUSEHOLDS	6,026	24,370	51,471
AVERAGE HH INCOME	\$142,263	\$126,482	\$116,895

KATHY DENNIS, CCIM

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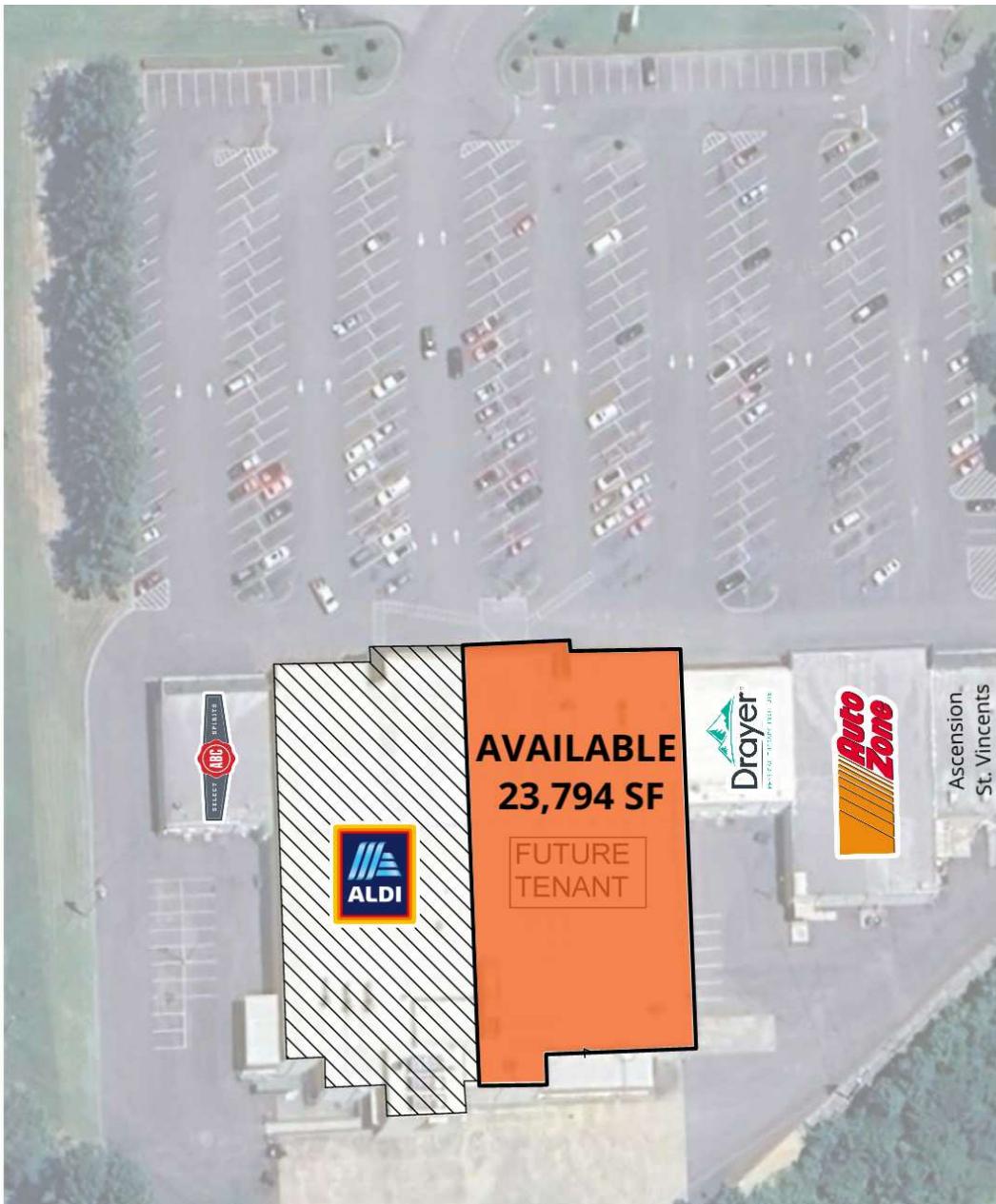
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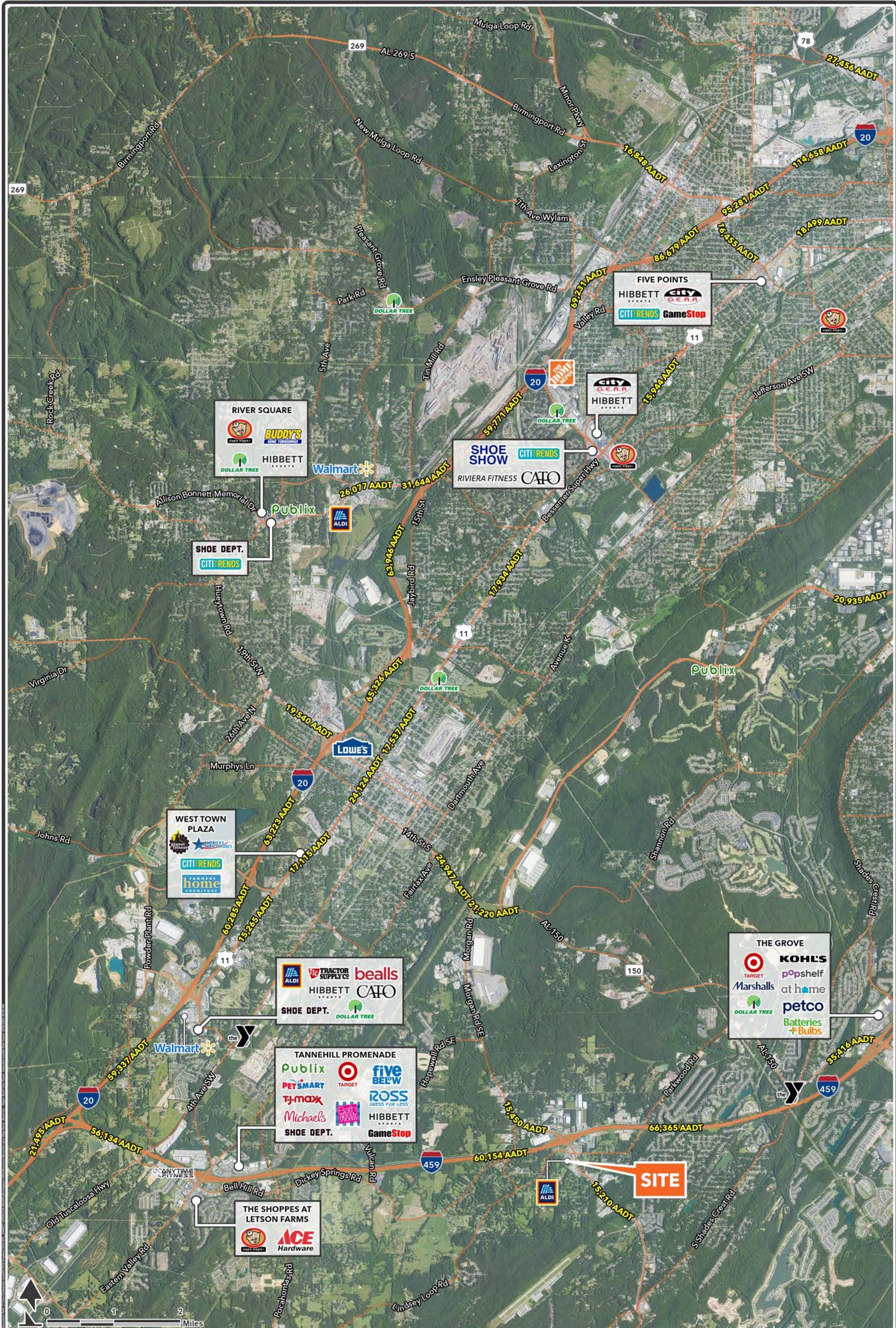
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**Bessemer, Alabama**

Major Retail