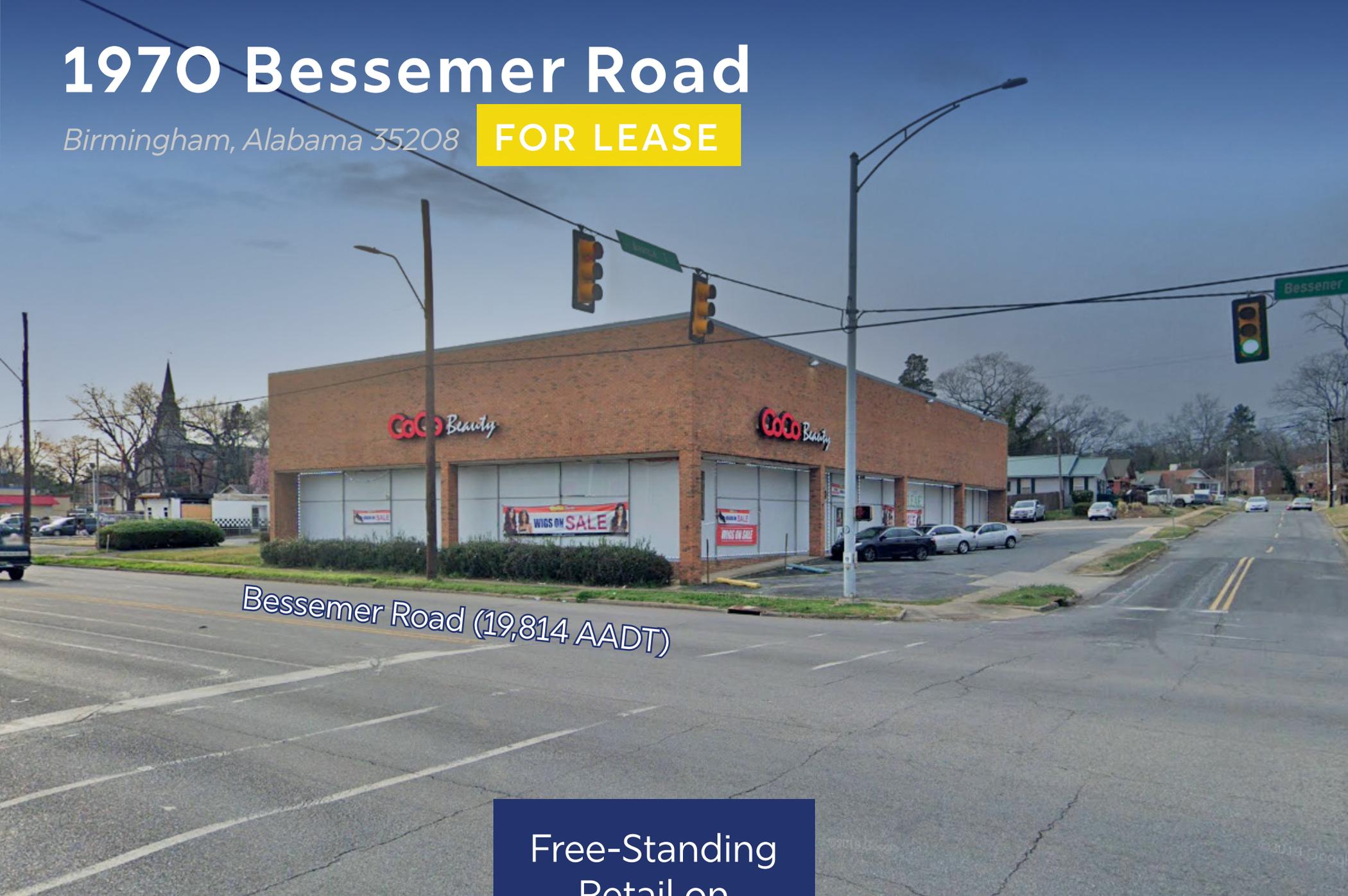


1970 Bessemer Road

Birmingham, Alabama 35208

FOR LEASE



Bessemer Road (19,814 AADT)

Free-Standing
Retail on
Signalized
Corner

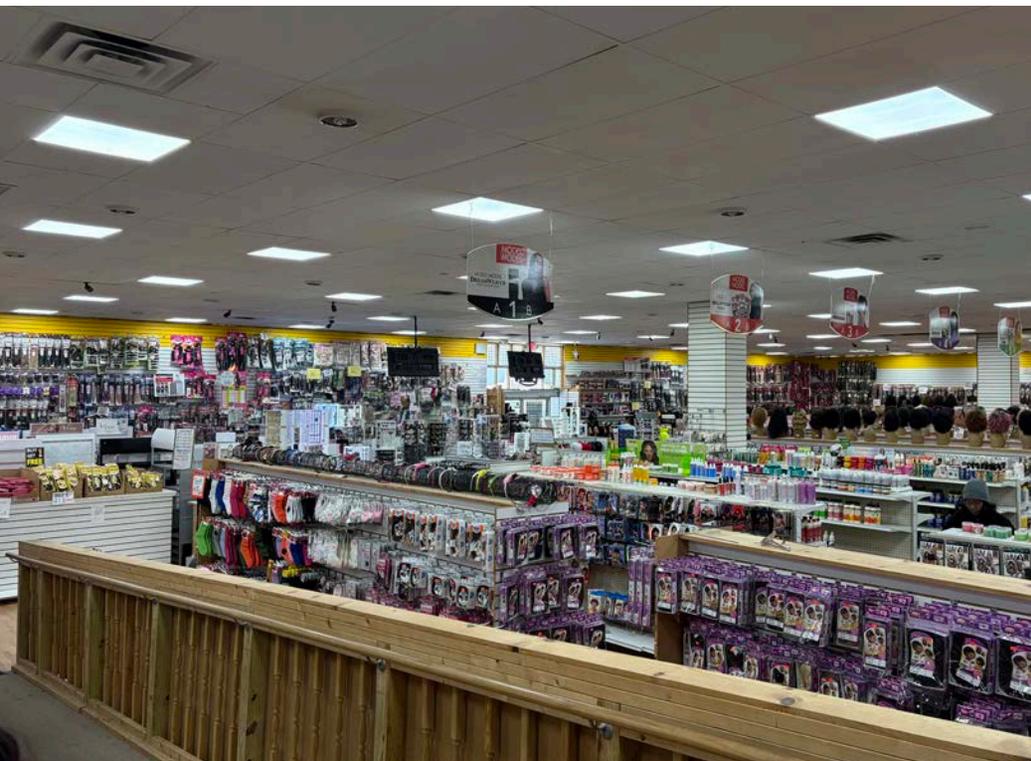
Harris Snipes
Associate
205 878 3013
hs@ironvestpartners.com

IRON VEST
PARTNERS

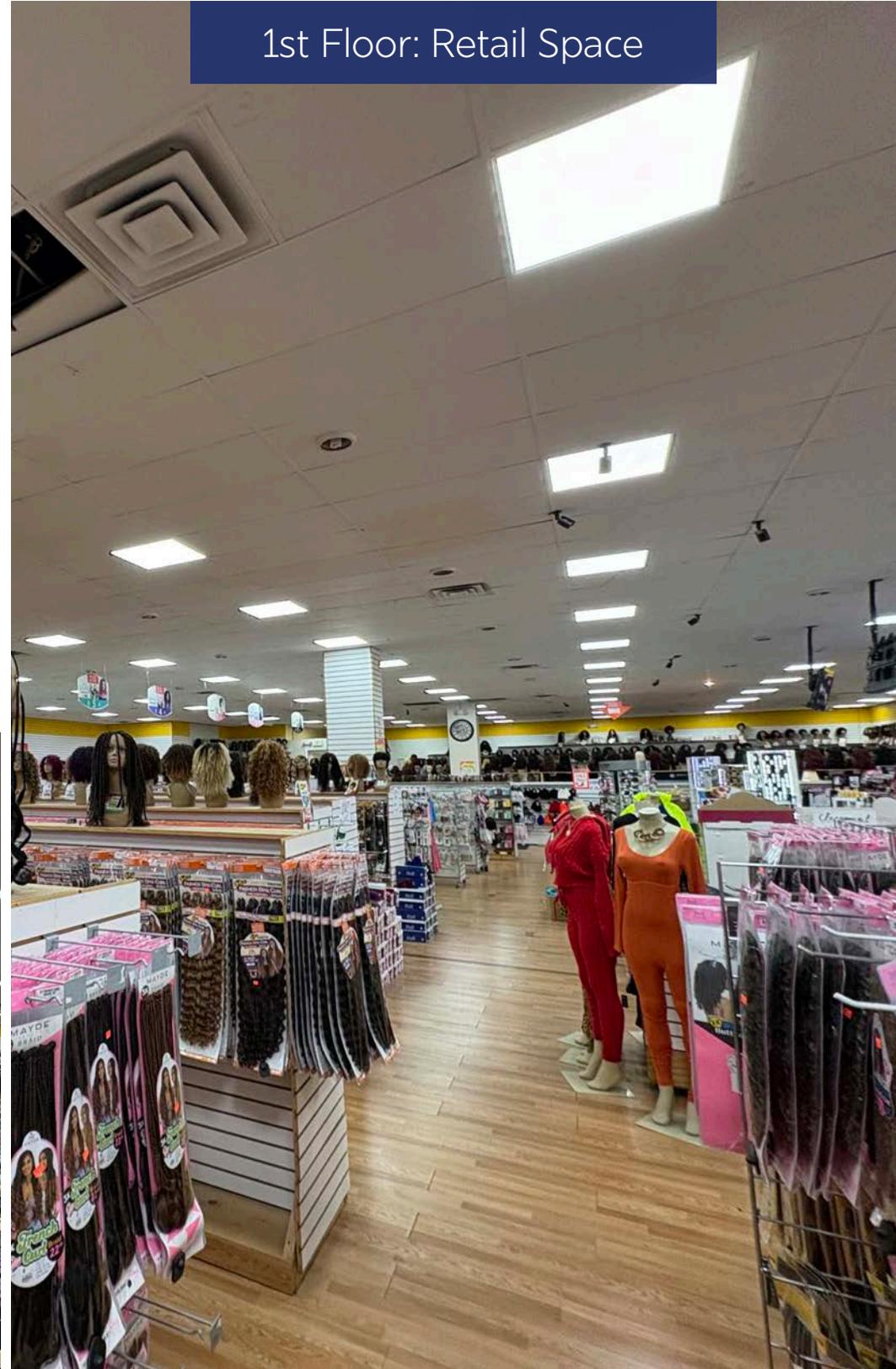
Property Overview

Address	1970 Bessemer Road Birmingham, AL 35208
Property Type	Retail
Total Available SF	19,248 SF
1st Floor	9,624 SF
2nd Floor	9,624 SF
Elevator	Yes
Year Built	1964
Lot Size	.34 Acres

Lease Rate: **\$6.00/SF, NNN**
(\$4,812/Month or \$9,624/Month)



1st Floor: Retail Space



Key Considerations

- **Prime Visibility on Bessemer Road** (US Highway 11) with strong vehicle traffic (19,814 AADT)
- **Ample Onsite Parking:** 25+ onsite parking spaces allowing for ample parking for customers and employees
- **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
- **Signalized Intersection** providing increased visibility and ease of access

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

2nd Floor: Office/Storage



Location



DOLLAR GENERAL

TACO BELL

Jack's

Applebee's



Comfort INN & SUITES

ABC



BIRMINGHAM CROSSPLEX

Foot Locker

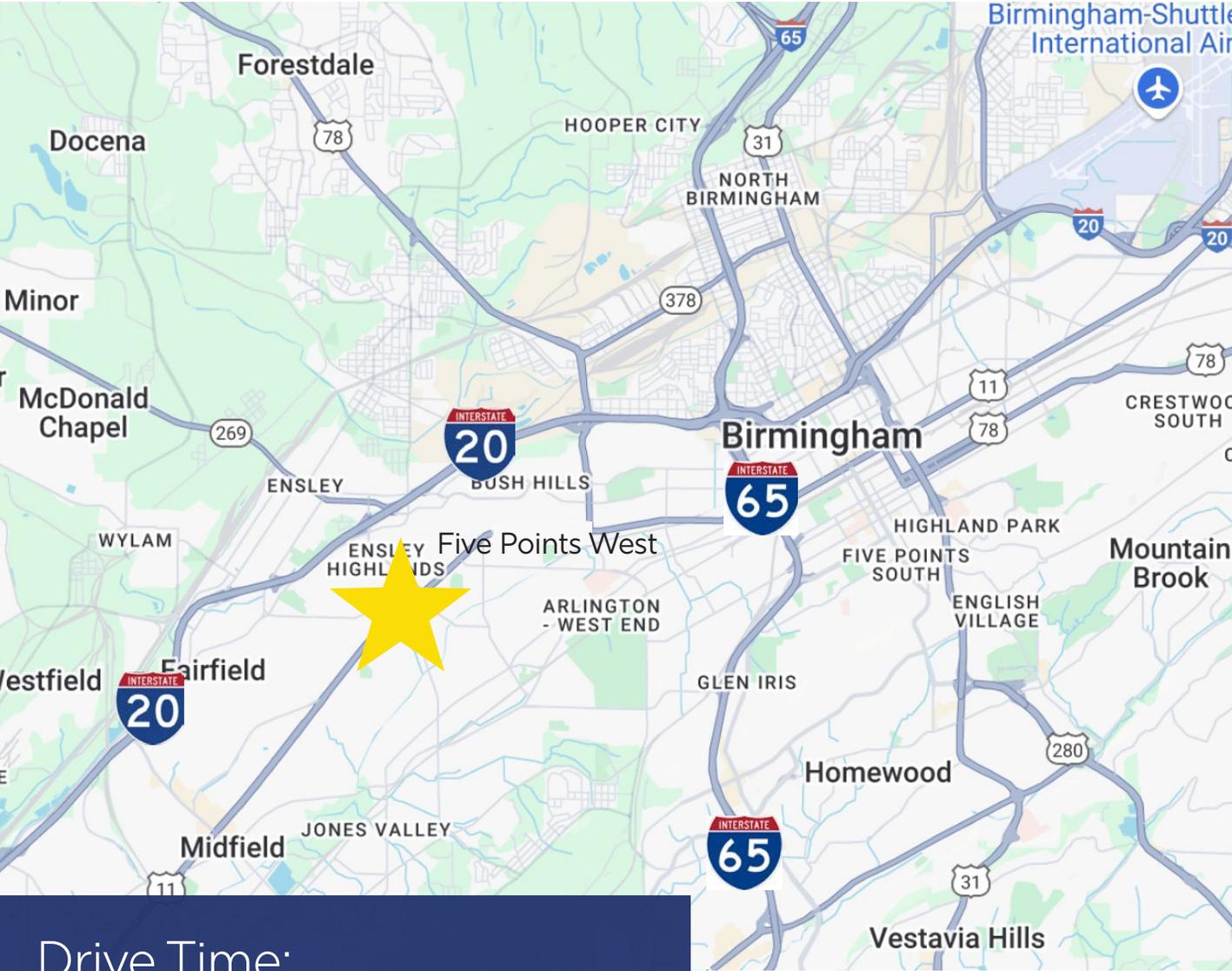
HIBBETT SPORTS

Pizza Hut



Marino's MARKET





1970 Bessemer Road

Birmingham, Alabama 35208

FOR LEASE

Contact Us:

Harris Snipes
Associate
205 878 3013
hs@ironvestpartners.com

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



Information deemed reliable but not guaranteed.