



66,365 VPD



Morgan Rd



**SITE**  
2931 Morgan Rd



15,210 VPD

**AVAILABLE**

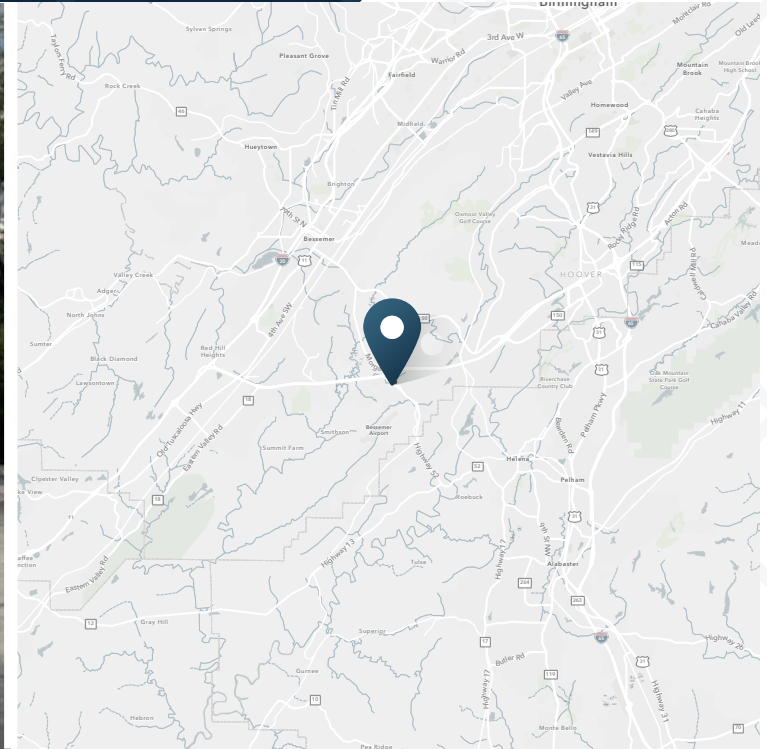
# Freestanding QSR with Drive-Thru

2931 Morgan Road | Bessemer, AL 35022



# Freestanding QSR with Drive-Thru

2931 Morgan Road | Bessemer, AL 35022



**AVAILABLE**

2,897 SF

Building Size

0.86 AC

Parcel Size

## ABOUT THE PROPERTY

- Freestanding former QSR with drive-thru located on Morgan Road in Bessemer, AL
- Easily accessible from I-459 via Exit 6 with high traffic counts
- The area has seen considerable development over the years - strategic location with access to key highways and a growing industrial base

## TRAFFIC COUNTS

Morgan Road, S of Site	16,949 VPD
Morgan Road, N of Site	15,611 VPD
I-459, NE of Site	68,101 VPD
I-459, W of Site	60,607 VPD

Year: 2024 | Source: ALDOT

## NEARBY RETAIL



## DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	18,393	67,567	137,257
Average HH Income	\$146,322	\$132,827	\$119,537
Total Daytime Population	14,525	57,538	123,378

Year: 2025 | Source: Esri

## CONTACT

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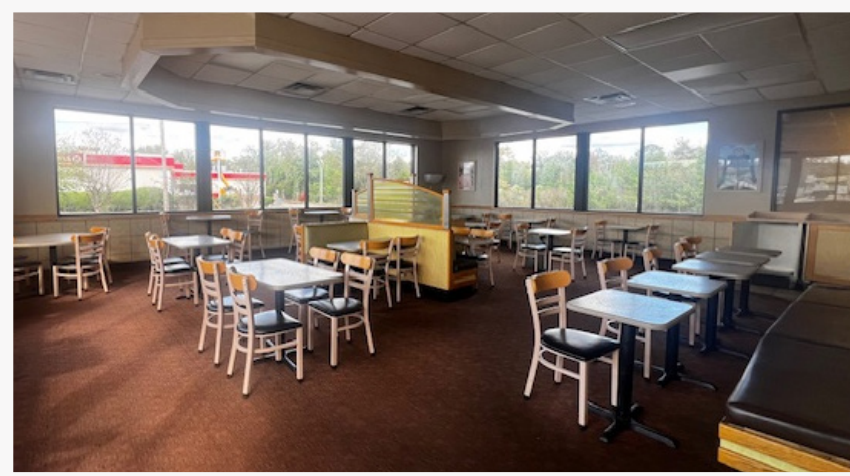
Cooper Smith

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# I-20 to I-65 via I-459

Bessemer, AL | McCalla, AL | Hoover, AL



**The Shoppes at Letson Farms**

- pliggly wiggly
- ACE Hardware
- McDonald's
- CVS
- Advance Auto Parts
- Bojangles

**Colonial Promenade**

- target
- Publix
- TJ-MAXX
- maurices
- five BELOW
- PETSMART
- Durlington
- Michaels
- ROSS Dress for Less
- Premiere Cinemas
- Hibbett Sports
- EXON
- SHOE DEPT.
- GameStop
- Full Moon
- tazikis
- crumbl
- McAlister's Deli
- Aaron's
- Logan's Roadhouse
- TACO BELL

- Walmart
- Publix
- Jacks
- McDonald's
- Walgreens
- Dunkin'
- AT&T
- Zaxby's
- Little Caesars
- Taco Hut
- Pizza Hut
- Chick-fil-A
- Freddy's

**SITE**  
2931 Morgan Rd

63,223 VPD

66,365 VPD

126,402 VPD



15,450 VPD

66,365 VPD

**SITE**  
2931 Morgan Rd

15,210 VPD

# Freestanding QSR with Drive-Thru

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## DEMOGRAPHIC HIGHLIGHTS

### 3 MILES

18,101 Population	14,227 Total Daytime Population	\$141,617 Average Household Income	6,366 Total Households
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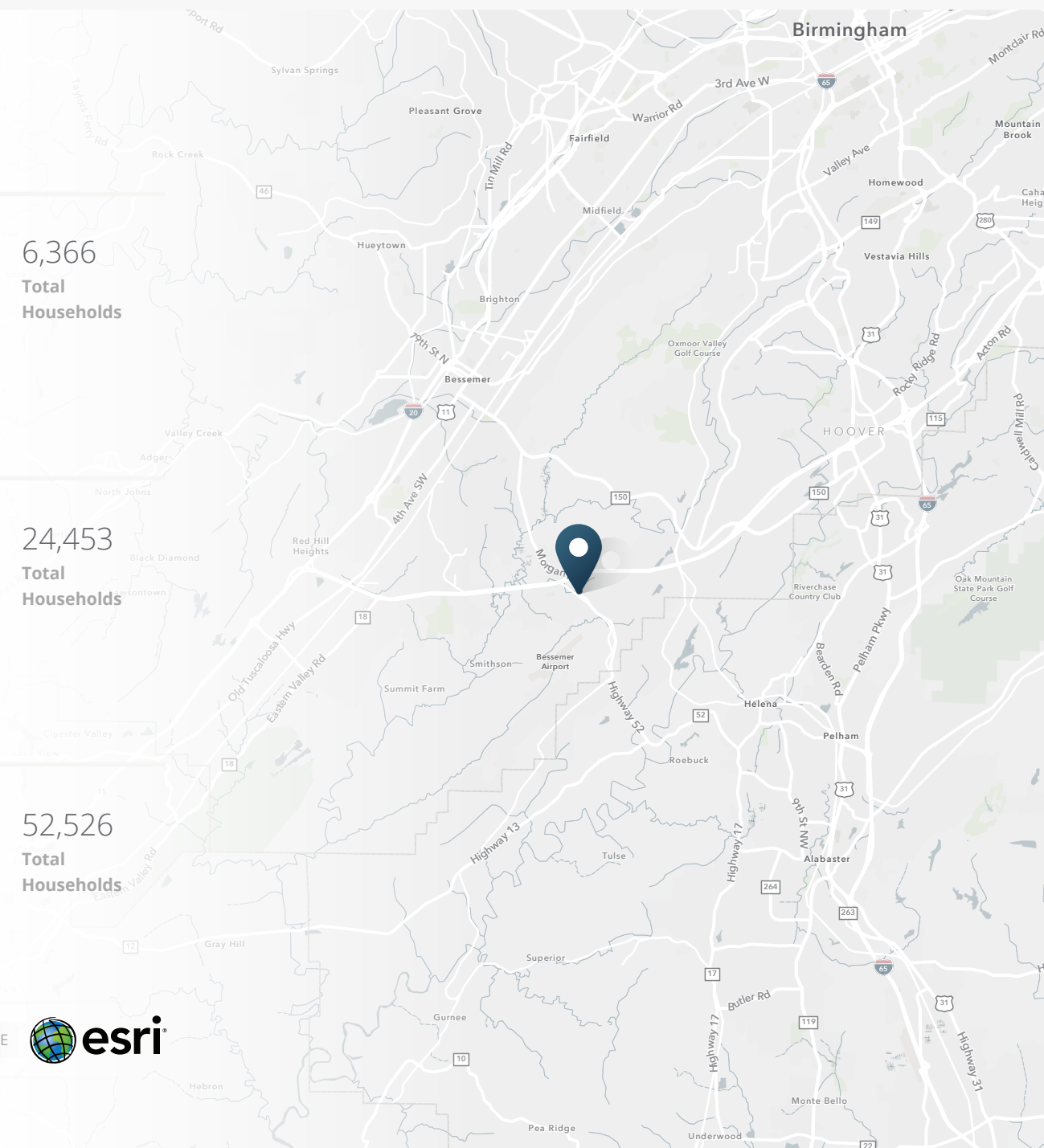
### 5 MILES

66,386 Population	56,346 Total Daytime Population	\$127,557 Average Household Income	24,453 Total Households
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### 7 MILES

136,672 Population	121,809 Total Daytime Population	\$117,019 Average Household Income	52,526 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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