

MEDICAL OFFICE FOR SALE

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County



7,000 +/- SF building on 1.19 +/- acres | PRICE: \$595,000

Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County

- ◆ 7,000+,- SF Building on 1.19 Acre Lot.
- ◆ First class Medical Buildout
- ◆ Abundant, Easy Parking.
- ◆ One level.
- ◆ Built 1970.
- ◆ Remodeled 2019.
- ◆ Ideal for one or more medical practitioners.
- ◆ Easy access from AL-11 and I-20.
- ◆ Medical Campus to be revitalized.
- ◆ Former offices of UAB Imaging Center and Birmingham Hematology.
- ◆ Well maintained building.
- ◆ Available October 1, 2024
- ◆ Will consider lease for \$7,000/month



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EXTERIOR PHOTOS

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AERIAL PHOTO

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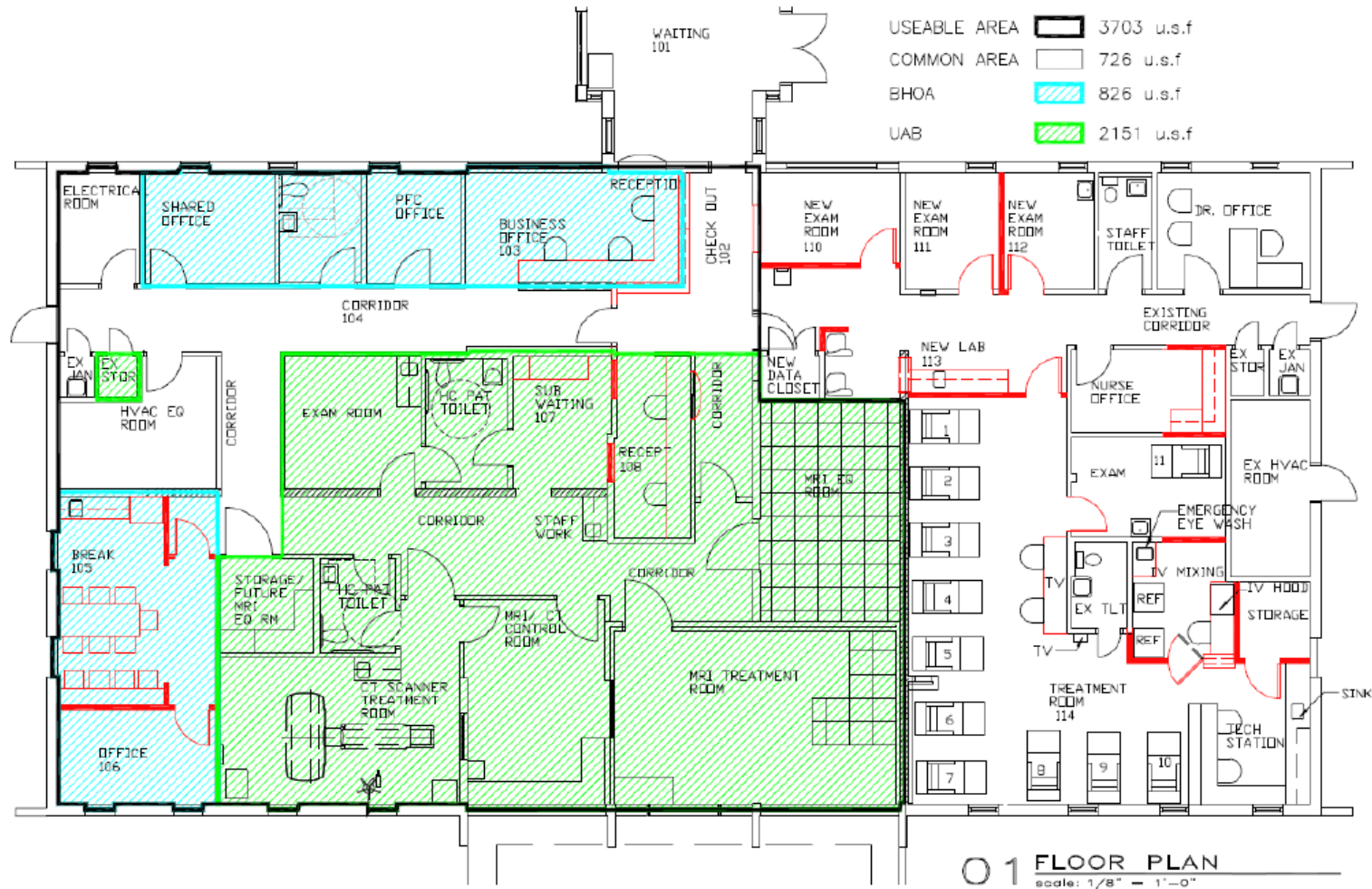
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FLOOR PLAN

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RENOVATIONS FOR ALABAMA ONCOLOGY

9-28-16

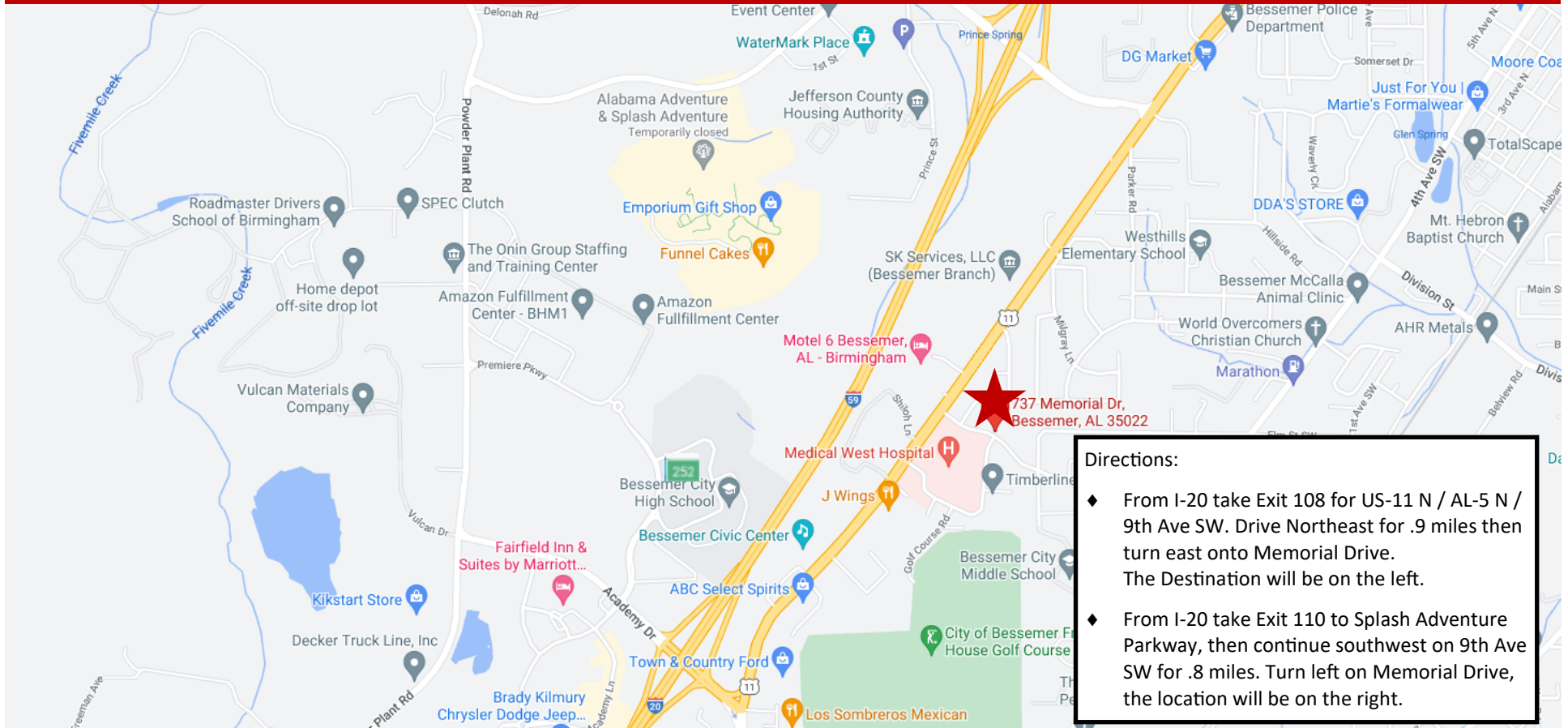
737 Memorial Drive
 Bessemer, Alabama
 SCALE: 1/8"=1'-0"



Elizabeth Wilson Designs
 205.821.3700
 elizabeth@ewilsondesigns.com

LOCATION MAP

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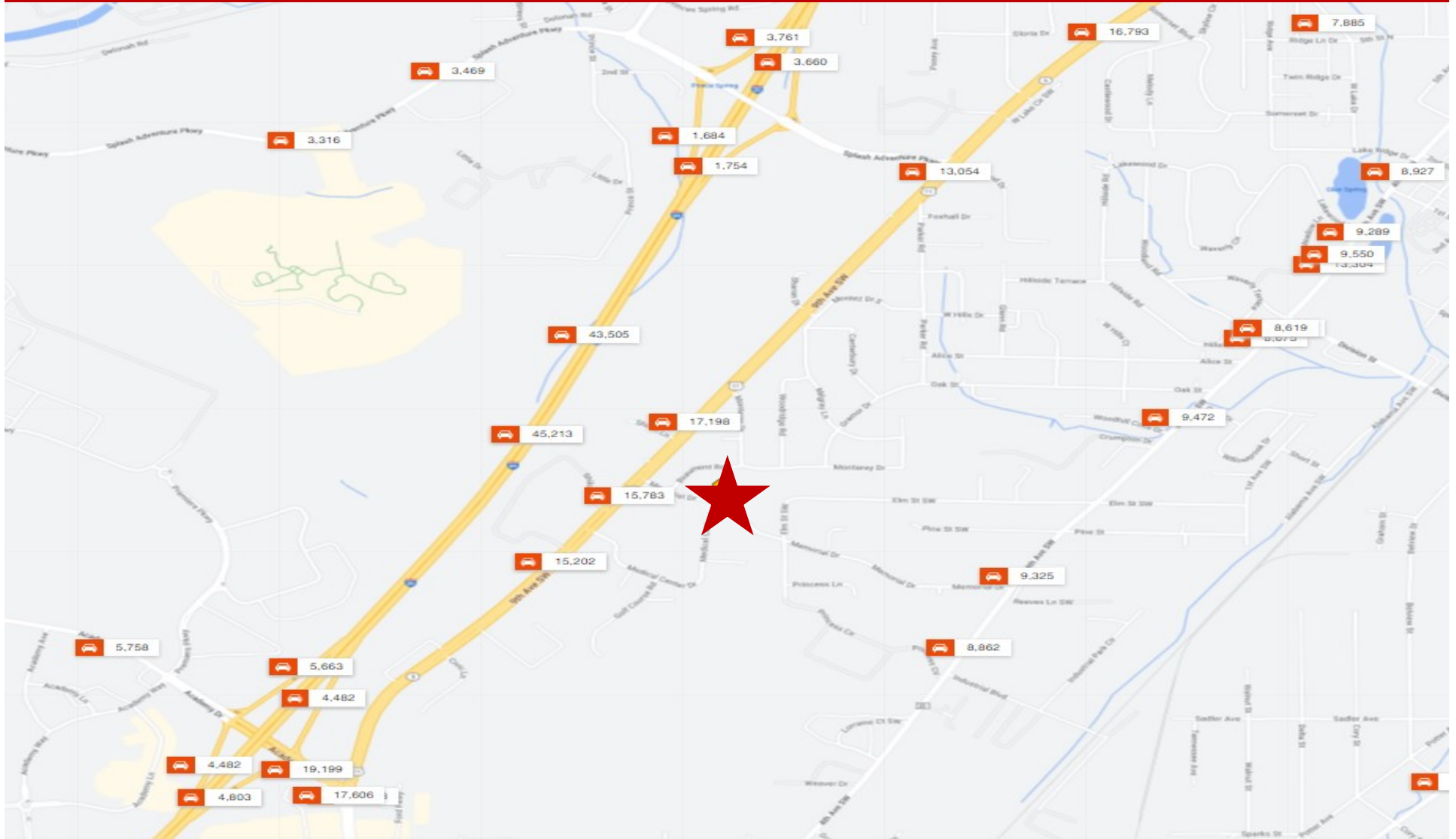
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TRAFFIC COUNTS

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County



DEMOGRAPHICS

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Population	2 mile	5 mile	10 mile
2010 Population	12,058	47,469	185,916
2022 Population	11,804	46,516	188,184
2027 Population Projection	11,698	46,105	188,491
Annual Growth 2010-2022	-0.2%	-0.2%	0.1%
Annual Growth 2022-2027	-0.2%	-0.2%	0%
Median Age	38.1	38.9	39.2
Bachelor's Degree or Higher	18%	19%	30%
U.S. Armed Forces	0	15	169

Population By Race	2 mile	5 mile	10 mile
White	3,507	19,270	90,917
Black	8,099	26,265	89,914
American Indian/Alaskan Native	43	188	547
Asian	29	278	4,428
Hawaiian & Pacific Islander	0	4	33
Two or More Races	126	511	2,344
Hispanic Origin	469	1,944	5,084

Housing	2 mile	5 mile	10 mile
Median Home Value	\$131,254	\$129,886	\$181,685
Median Year Built	1970	1967	1974

Households	2 mile	5 mile	10 mile
2010 Households	4,737	18,605	71,832
2022 Households	4,650	18,207	72,361
2027 Household Projection	4,612	18,044	72,393
Annual Growth 2010-2022	0.1%	0.1%	0.3%
Annual Growth 2022-2027	-0.2%	-0.2%	0%
Owner Occupied Households	2,978	12,567	53,713
Renter Occupied Households	1,634	5,476	18,680
Avg Household Size	2.5	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$117.4M	\$475.2M	\$2.2B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$57,613	\$59,522	\$80,169
Median Household Income	\$44,567	\$44,970	\$57,686
< \$25,000	1,442	5,352	15,132
\$25,000 - 50,000	1,162	4,505	16,563
\$50,000 - 75,000	774	3,422	12,787
\$75,000 - 100,000	502	1,715	6,836
\$100,000 - 125,000	376	1,548	7,103
\$125,000 - 150,000	138	582	4,562
\$150,000 - 200,000	207	772	5,417
\$200,000+	46	311	3,962