

AVAILABLE



RETAIL SPACE FOR LEASE

726 Academy Drive, Bessemer, AL 35022

Retail Space For Lease at
Walmart Shadow Anchor Center



ASKING RATE:

\$13/SF NNN



AVAILABILITY:

Suite 100 - 6,000 SF
AVAILABLE 1/1/2025



NEARBY RETAILERS:

- Walmart
- Burke's Outlet
- Hibbett Sports
- Aldi's
- Big Lots and more!



VISIBILITY:

Conveniently located along Academy Drive (traffic counts of 19,663 AADT) with excellent visibility and convenient access. Easily accessible (less than 3 minutes) from I-59 (63,515 AADT)



HARBERT

RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

For More Information: Harbert-Retail.com

2 North 20th Street, #1700, Birmingham, AL 35203

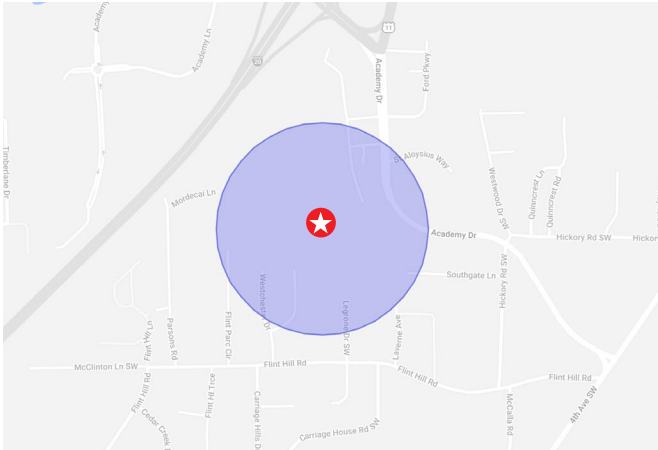
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LOCATED IN ONE OF BESSEMER'S MOST ACTIVE RETAIL CORRIDORS



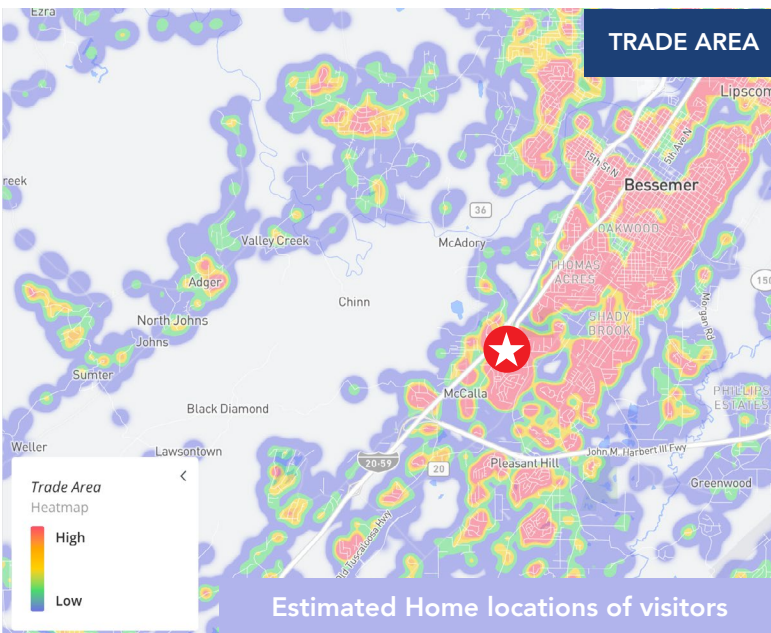
12 MONTH FOOT TRAFFIC DEMOS WITHIN 1000 FT

Visits	3.7M
Visitors	380.8K
Visit Frequency	9.6x
Avg Dwell Time	20 minutes

3.7M
VISITS

\$76K+
AVG HH INCOME
WITHIN 1 MILE

380.8K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Population	2,987	18,446	42,589

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Estimated Households	1,271	7,534	17,327

INCOME	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$76,375	\$80,986	\$79,411



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