MORGAN CENTER RETAIL SPACE

3985 Parkwood Rd,
Bessemer, AL 35022

PROPERTY INFORMATION

LEASE RATE: $15 PSF, NNN

- Space Available: 1,200 ± SF
- Conveniently located off the I-459 Exit 6 on Morgan Road with good interstate visibility
- Traffic Counts:
- I-459: 55,574 VPD
- Morgan Road: 24,469 VPD
- Parkwood Road: 5,140 VPD
- Co-tenants include UPS Store, Dudley Eye Care Alex Barber & Style Shop, & Anjel's Venue at 459

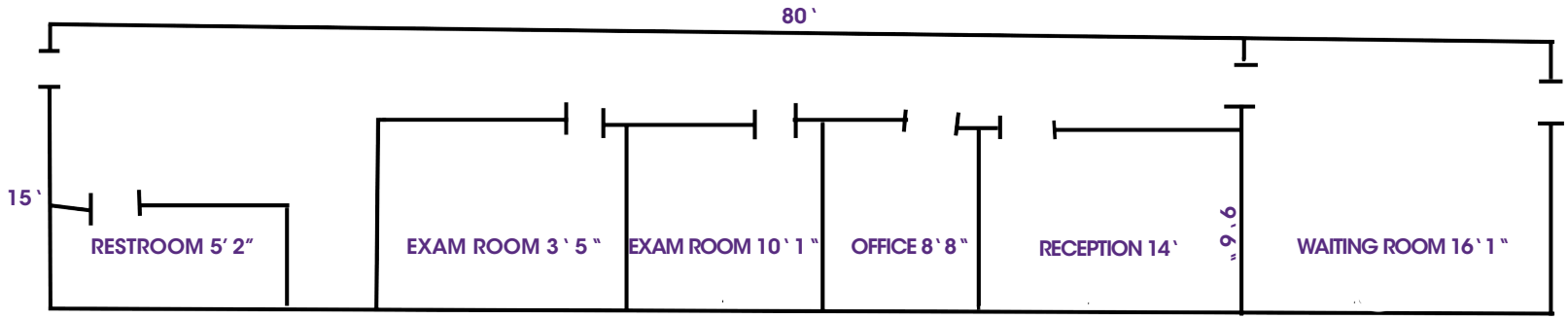
Demographics	1 mile	3 miles	5 miles
Population	1,495	16,612	61,939
Average HHI	$96,612	$117,811	$99,894
Daytime Pop	1,537	678	818

SOUTHPACE
SOUTHPACE PROPERTIES, INC.

Bill McDavid, CCIM
wmcdavid@southpace.com
205.326.2222

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

FLOOR PLAN



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