



## Morgan Road Land Bessemer, AL



**Call for Pricing**



**~8.75 Acres Available**

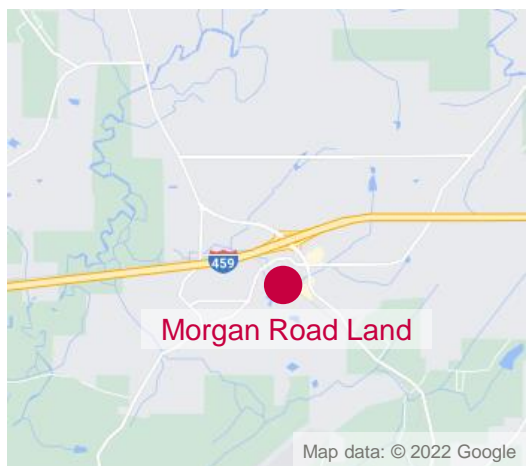


**~25,000 VPD Morgan Rd**



**~61,650 VPD I-459**

- ~8.75-acre undeveloped site adjacent to Winn Dixie-anchored Morgan Road Square retail center in Bessemer, AL
- Positioned along highly trafficked Morgan Rd corridor just off the I-459 interchange
- Attractive location for hotel, retail, food, business, car wash, or service center



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population	774	16,049	58,528
Daytime Population	1,799	14,575	56,064
Avg. HH Income	\$87,015	\$114,857	\$98,770

**Chuck Callans**  
(205) 795-4730  
ccallans@barbercompanies.com