

# MORGAN CENTER - RETAIL SPACES FOR LEASE

## 3985 PARKWOOD RD, BESSEMER, AL 35022



### PROPERTY HIGHLIGHTS

- Retail center located just off I-459 at Exit 6, providing convenient access to the interstate
- Good visibility along Morgan Road with approximately 15,938 VPD
- Located along an established retail corridor surrounded by national retailers, restaurants, and daily-needs businesses
- Easy access for customers traveling from Bessemer, Hoover, and surrounding communities via I-459
- Co-tenants include Moon Day Spa, Alex Barber Shop, and The UPS Store
- Suite 105 offers 3,209 SF and can be demised to accommodate a variety of users
- Well suited for retail, service, or neighborhood-focused businesses

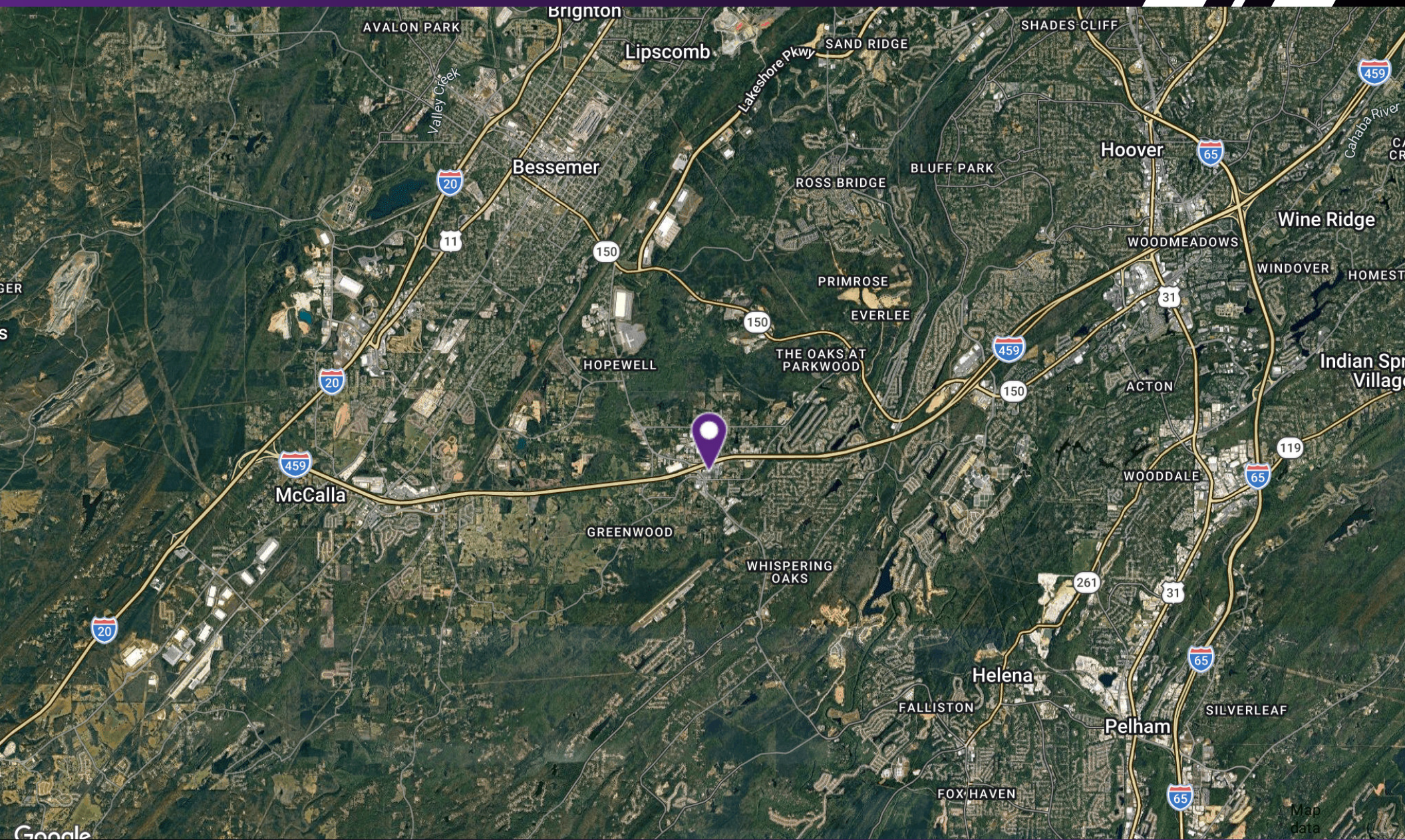
### OFFERING SUMMARY

|               |                                                 |
|---------------|-------------------------------------------------|
| Lease Rate:   | \$15.00 SF / year (Net of Power & Water; Gross) |
| Available SF: | 1,200 - 3,209 SF                                |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 745       | 6,608     | 25,910    |
| Total Population  | 1,916     | 18,362    | 69,718    |
| Average HH Income | \$120,669 | \$129,444 | \$121,073 |

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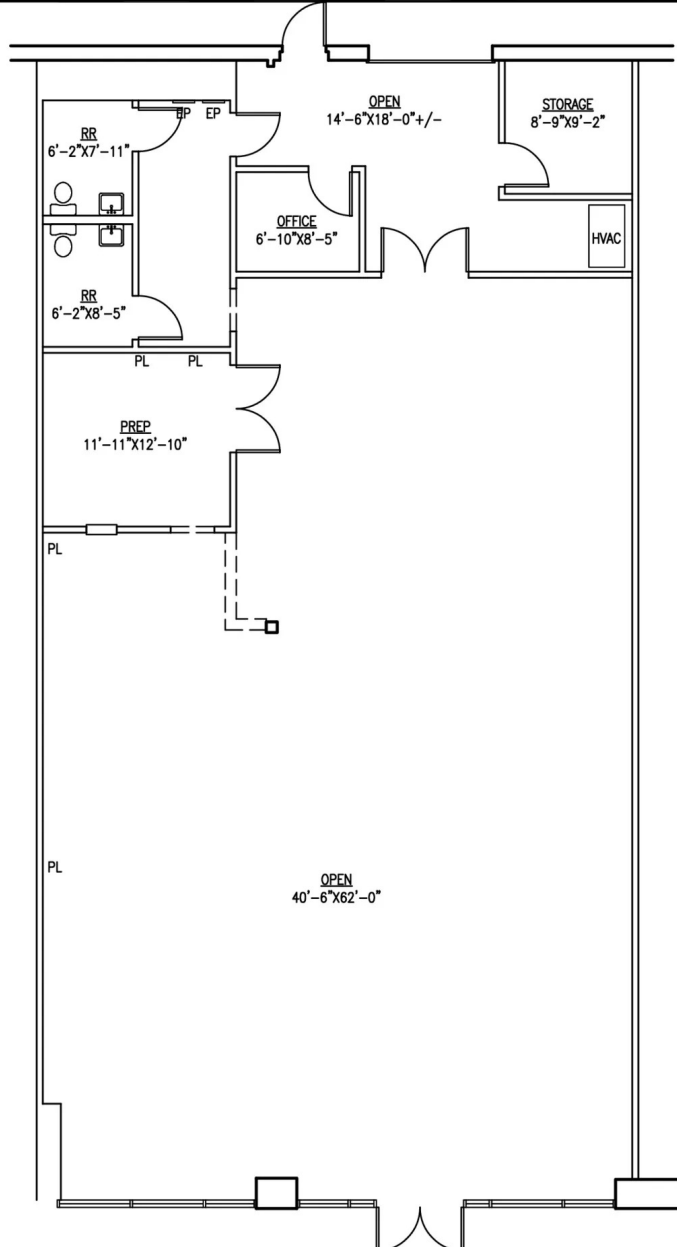
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**MID**  
MAGNOLIA  
INTERIOR DESIGN  
Caylee Byers  
RID #642  
C: 205.862.0802

**SUITE 105**  
3985 Parkwood Road  
Bessemer, Alabama

**As-Built**

Date: 05/12/25

3,209 SF

NOT TO SCALE

Project No:



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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,916  | 18,362  | 69,718  |
| Average Age          | 42     | 41      | 40      |
| Average Age (Male)   | 41     | 39      | 39      |
| Average Age (Female) | 43     | 42      | 41      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 745       | 6,608     | 25,910    |
| # of Persons per HH | 2.6       | 2.8       | 2.7       |
| Average HH Income   | \$120,669 | \$129,444 | \$121,073 |
| Average House Value | \$335,147 | \$365,369 | \$351,114 |

2020 American Community Survey (ACS)

