

COMMERCIAL BUILDING FOR LEASE

2462 Morgan Road ♦ Bessemer, AL ♦ 35022-6452 ♦ Jefferson County



2,600 ± SF Building on .25 ± acres ♦ LEASE PRICE: \$3,000 per month

Mark Dinan, MBA, CCIM

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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

2462 Morgan Road ♦ Bessemer, AL ♦ 35022-6452 ♦ Jefferson County

- 2,600 ± SF Building.
- .25 ± Acre Lot and Room for more storage or display.
- 175' shared Road frontage on Morgan Rd
- Exceptional Visibility and Access
- Four bay garage built for automotive and vehicle service.
- Ideal for a variety of uses: light industrial, storage, office/warehouse.
- Built 1977.
- Heated and Cooled
- Super convenient to I-459, Exit 6.
- Strong demographics with positive growth trends.
- Property Taxes: \$2,996.58
- Available Now.
- Call for details and showing.



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AERIAL PLAT MAP

2462 Morgan Road ♦ Bessemer, AL ♦ 35022-6452 ♦ Jefferson County



LOCATION MAP AND TRAFFIC COUNTS

2462 Morgan Road ♦ Bessemer, AL ♦ 35022-6452 ♦ Jefferson County



Directions:
From I-459, take exit 6 toward Helena/Bessemer.
Merge onto Morgan Rd, the destination will be on the left.

DEMOGRAPHICS

2462 Morgan Road ♦ Bessemer, AL ♦ 35022-6452 ♦ Jefferson County

DEMOGRAPHIC SUMMARY

2462 Morgan Rd, Bessemer, Alabama, 35022

Ring of 5 miles

KEY FACTS

64,562

Population



24,745

Households

40.6

Median Age

\$67,698

Median Disposable Income

EDUCATION

5.7%

No High School Diploma



23.4%

High School Graduate



27.8%

Some College/
Associate's Degree



43.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$84,211

Median Household Income



\$44,834

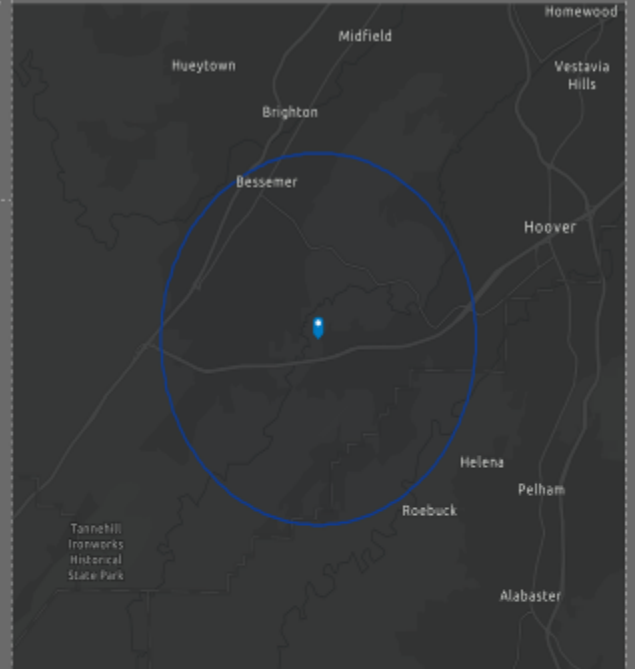
Per Capita Income



\$295,520

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

72.3%



Blue Collar

17.7%



Services

13.3%

4.7%

Unemployment Rate