



66,365 VPD



Morgan Rd

SITE
2931 Morgan Rd



15,210 VPD

AVAILABLE

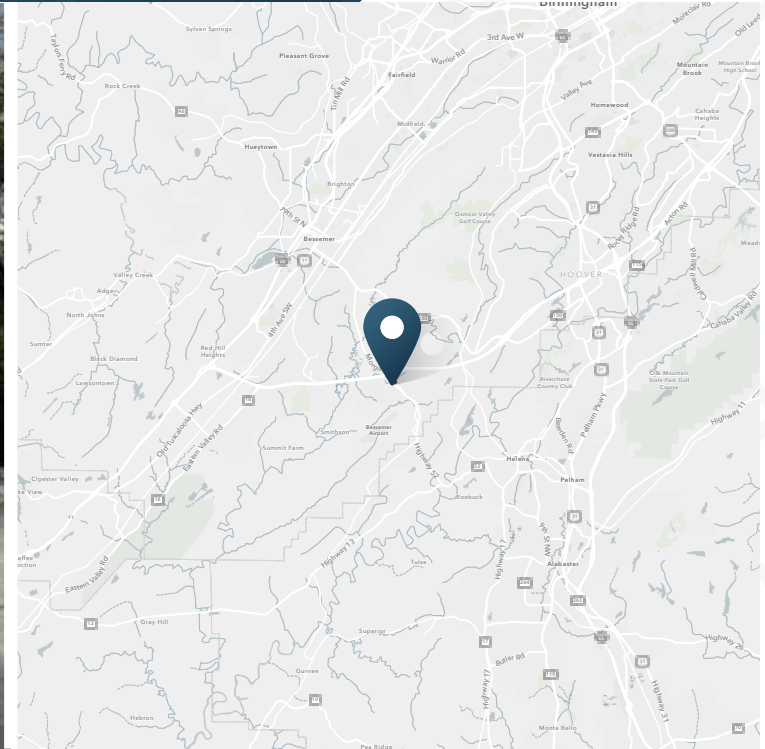
Freestanding QSR with Drive-Thru

2931 Morgan Road | Bessemer, AL 35022



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AVAILABLE

2,897 SF

Building Size

0.86 AC

Parcel Size

ABOUT THE PROPERTY

- Freestanding former QSR with drive-thru located on Morgan Road in Bessemer, AL
- Easily accessible from I-459 via Exit 6 with high traffic counts
- The area has seen considerable development over the years - strategic location with access to key highways and a growing industrial base

TRAFFIC COUNTS

Morgan Road, S of Site	15,210 VPD
Morgan Road, N of Site	15,450 VPD
I-459, NE of Site	66,365 VPD
I-459, W of Site	60,154 VPD

Year: 2023 | Source: ALDOT

NEARBY RETAIL



DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	18,101	66,386	136,672
Average HH Income	\$141,617	\$127,557	\$117,019
Total Daytime Population	14,227	56,346	121,809

Year: 2024 | Source: Esri

CONTACT

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I-20 to I-65 via I-459

Bessemer, AL | McCalla, AL | Hoover, AL



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DEMOGRAPHIC HIGHLIGHTS

3 MILES

18,101 Population	14,227 Total Daytime Population	\$141,617 Average Household Income	6,366 Total Households
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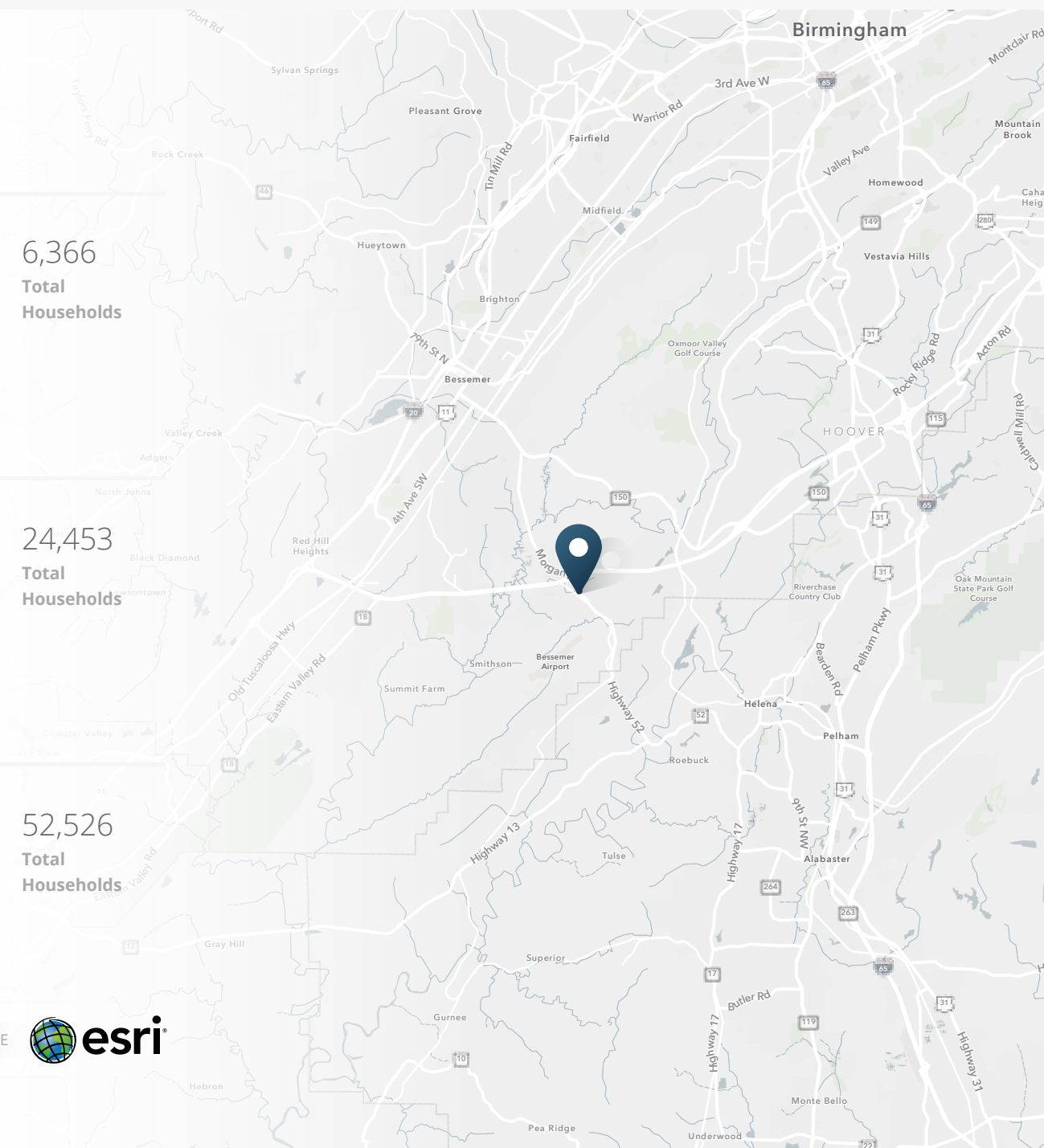
5 MILES

66,386 Population	56,346 Total Daytime Population	\$127,557 Average Household Income	24,453 Total Households
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7 MILES

136,672 Population	121,809 Total Daytime Population	\$117,019 Average Household Income	52,526 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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