### Freestanding Restaurant (Interstate Visibility)

5060 Academy Lane, Bessemer, AL 35022



# AUCTION SCHEDULED SEPTEMBER 27, 2018

AVAILABLE

BILL CLEMENTS, COM BROOKS CORR, COM 205, 823, 3030

**Bill Clements, CCIM** 205.823.3070 Bill@TheRetailCompanies.com Brooks Corr, CCIM 205.823.3080 Brooks@TheRetailCompanies.com

1841 Montclaire Lane, Suite 102 Birmingham, AL 35216 TheRetailCompanies.com 205.823.3030

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SMOKEY S BBQ · BAR

> HAPPY HOUR 2 TO 7

Amazon building a facility to bring a minimum of 1,500 New Jobs to this site!



**BESSEMER CITY** 

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Asking Price:	\$800,000	
Lease Rate:	\$15.00 psf	
Address:	5060 Academy Lane Bessemer, AL 35022	
Building Size:	+/- 5,200 sf	
FF&E:	Fully Furnished	
Visibility:	Interstate Visibility	
Access:	Lighted intersection at Academy Drive	
Signage:	Pylon Available	

# **Freestanding Restaurant (Interstate Visibility)** 5060 Academy Lane, Bessemer, AL 35022







	One Mile	Three Mile	Five Mile
Population	2,879	16,982	43,543
Median Age	39.1	39.4	39.9
Households	1,052	6,667	17,157
Average HH Income	\$56,043	\$61,689	\$60,988
Traffic Count (I-20)	43,570 VPD	<i>\$</i> 51,005	<i>,,,,,,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,



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