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INVESTMENT CONTACTS

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Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a former Pizza Hut in Bessemer, AL.

This former Pizza Hut is located at 829 8th Street N in Bessemer, Alabama. The property consists of a single-story 2,532 SF free standing structure that was built in 1975 on a 0.44 AC lot with 15+ parking spaces and a drive-thru. The property is within 1/2-mile radius of major national tenants including CVS, DaVita Dialysis, McDonald's, AutoZone, Circle K, Exxon, Marathon, Dollar General, Family Dollar, Planet Fitness, Wingstop, Papa John's, Captain D's, and more. The property is situated near U.S. Route 11, which runs southwest to northeast across northcentral Alabama and sees an average of over 21,850 VPD. The subject property is located approximately 1/2 mile from Interstate 20 (41,100+ VPD) which is a major interstate highway that spans over 1,500 miles from Reeves County, Texas, to Florence, South Carolina.



OVERVIEW

BESSEMER, AL

PRICE:	\$100,000
ADDRESS:	829 8th Street N Bessemer, AL 35020
MAJOR MARKET:	Birmingham MSA
MSA POPULATION:	1,195,462
RENTABLE AREA:	2,532 SF
LAND AREA:	0.44 AC
YEAR BUILT:	1975
APN:	38-00-09-3-026-007.000
AVG HH INCOME (5 MILE):	\$62,743
POPULATION (5 MILE):	63,219
TRAFFIC COUNTS:	21,850+ VPD (9th Ave N)
PARKING:	15+ Spaces
ZONING:	C-4

AERIAL - BIRDSEYE



LOCATION OVERVIEW

BESSEMER, AL

Founded in 1887, Bessemer is located in southwestern Jefferson County. Nestled in the Jones Valley at the end of the foothills of the Appalachian Chain, Bessemer sits strategically along Interstate 59/20 and is centrally located to the economic centers of Birmingham, Hoover, Tuscaloosa and the Mercedes Plant in Vance. The Birmingham-Hoover metropolitan area where Bessemer city is located is home to over 1 million people.

With about 27,000 residents, according to the 2010 U.S. Census, Bessemer is a city with a rich history and great prospects for the future. Bessemer is a thriving city full of economic growth and development.

Our city is home to several major industries and companies. In recent years, Dollar General, Amsted Rail, U.S. Pipe and others have located facilities within our city. Where Bessemer once thrived through iron ore manufacturing, the city is now home to a diverse blend of industry and companies.

The Bessemer Airport is one of the city’s gems and the preferred destination for small plane traffic. Mitchell Field is a short drive from downtown Bessemer, Birmingham and Hoover. Our city is home to Medical West Hospital, an affiliate of the UAB Health System.

Bessemer City Schools and a group of private schools offer educational opportunities for those with children in grades K-12. Lawson State Community College has a campus in Bessemer. The University of Alabama, UAB, Miles College, Birmingham-Southern College, Samford University and Montevallo College are all within a short drive of Bessemer.

Historic Tannehill State Park is just a short drive from downtown. Renown restaurants such as The Bright Star and Bob Sykes BBQ, provide some of the South’s finest cuisine. With a mix of shopping, world-class restaurants, churches and recreational and entertainment attractions, such as the Alabama Splash Adventure, Bessemer is a city on the move!

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 POPULATION	28,727	63,219	245,964
2029 POPULATION EST.	28,462	62,321	244,181
AVG. HH INCOME	\$49,851	\$62,743	\$80,522
MEDIAN HH INCOME	\$36,397	\$46,670	\$56,312
BACHELORS DEGREE +	15%	20%	31%
2024 HOUSEHOLDS	11,364	25,146	99,278
2029 HOUSEHOLDS EST.	11,243	24,751	98,435

