

RETAIL SPACE FOR LEASE

MORGAN ROAD / BESSEMER / JUST OFF I-459



1209 Lake Drive, SE-Bessemer, AL 35022

- **1205 Ste 105** is approx. 3,600± SF & leases for \$4,800/mo (NNN) [\$16 SF/yr NNN]
- **1209 Ste 109** is approx. 2,054± SF & leases for \$2,739/mo (NNN) [\$16 SF/yr NNN]
- **1209 Ste 111** is approx. 1,546± SF & leases for \$2,061/mo (NNN) [\$16 SF/yr NNN]

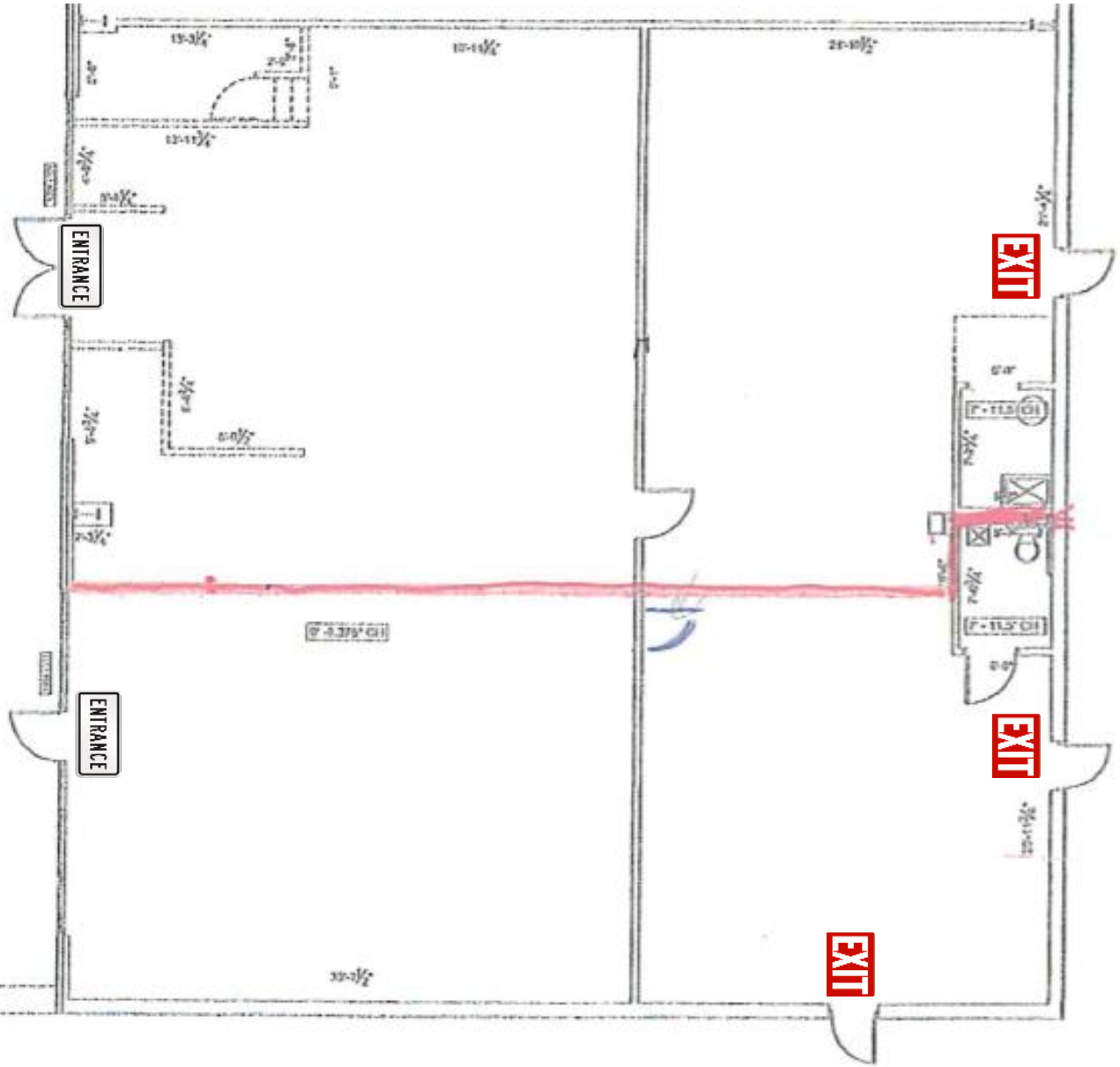
Morgan Village is a 33,000± SF neighborhood shopping center with excellent visibility from Morgan Road and I-459. Located at the Morgan Road I-459 interchange next to a Winn Dixie anchored center, Dairy Queen and across from Wendy's Hamburgers, and Arby's. The location is minutes from Hoover, Helena, McCalla and easy access to the entire Greater Birmingham area. Morgan Road is a heavily utilized artery leading to the Bessemer airport, downtown Helena & the growing Shelby County corridor

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1209 Ste 109
2054± SF

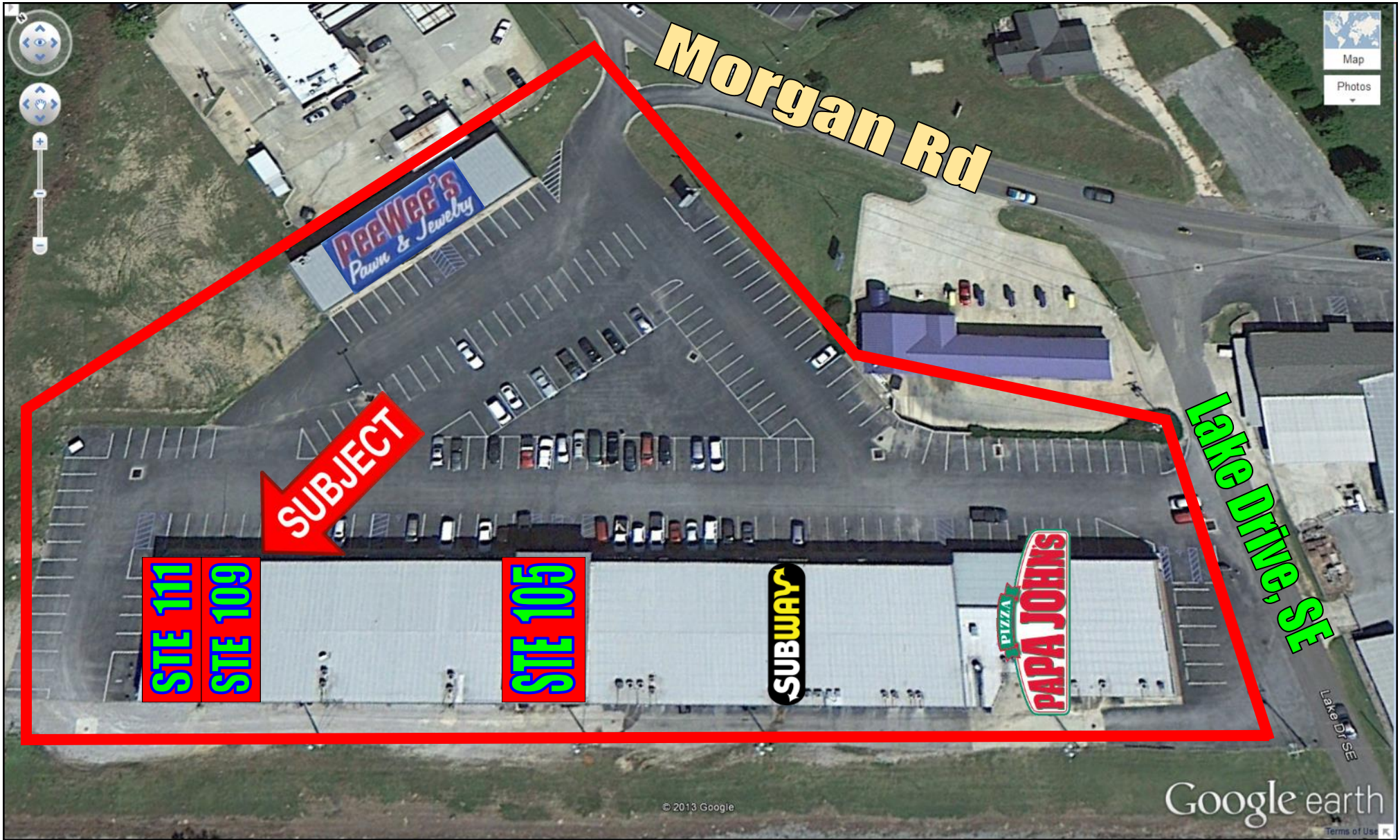
1209 Ste 111
1546± SF



****NOTE**** Layout is not exact

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