

# RETAIL/OFFICE SPACE AVAILABLE

901 W Lake Mall Bessemer, AL 35020



## RETAIL PROPERTY FOR LEASE

11,346 SF of Retail/Office Space For Lease in Bessemer's Heavy Retail Corridor

### Property Highlights

- Outparcel to a future redevelopment of the former West Lake Mall
- Easily accessible from both Highway 11 and Interstate 20/59
- Surrounded by densely populated, well-established neighborhoods

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,895	13,047	26,630
Total Population	4,842	32,207	65,788
Average HH Income	\$36,316	\$40,336	\$46,056

Traffic Counts
16,755 VPD

**SIDNEY KNIGHT**  
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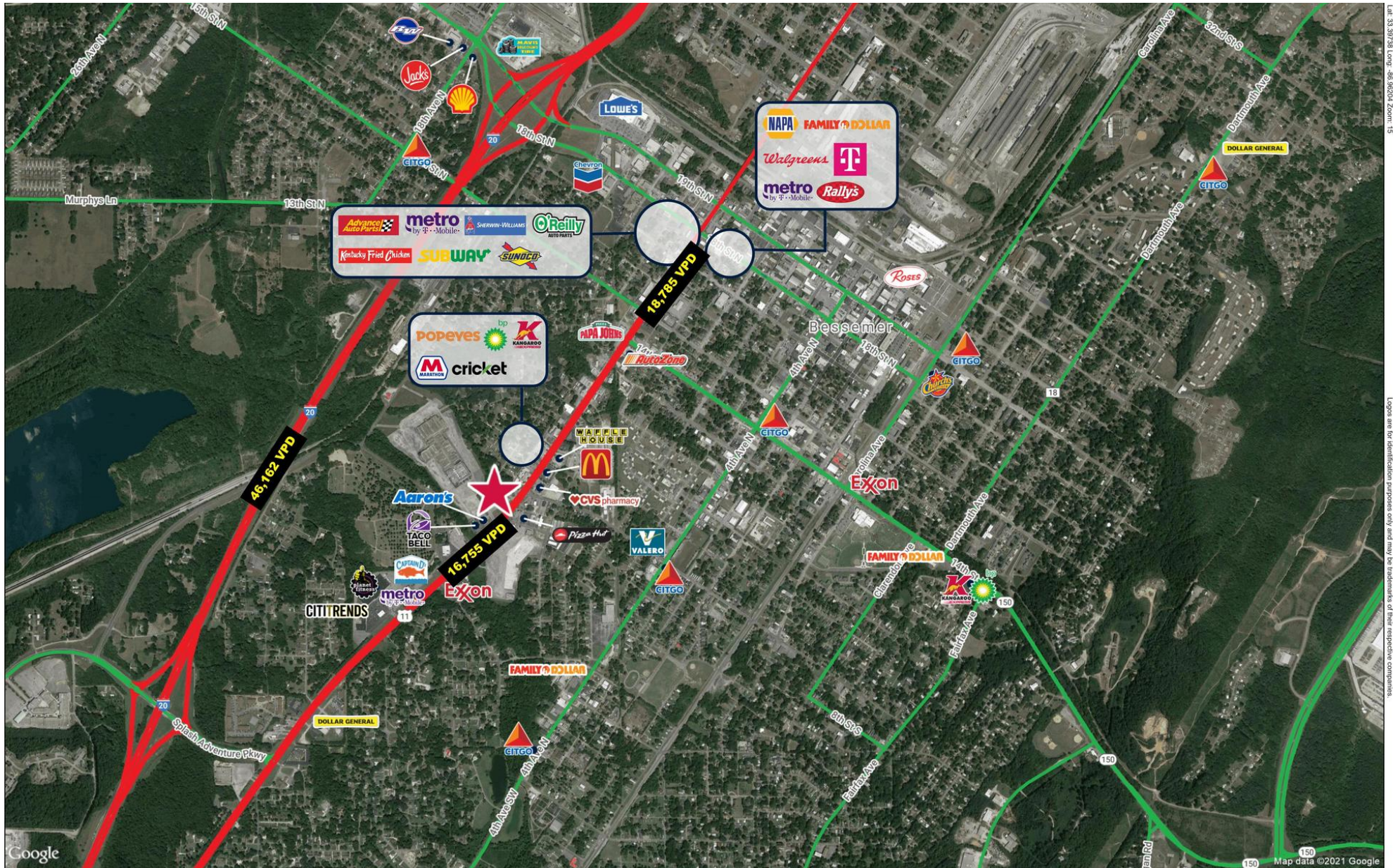
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MARKET AERIAL | FOR LEASE



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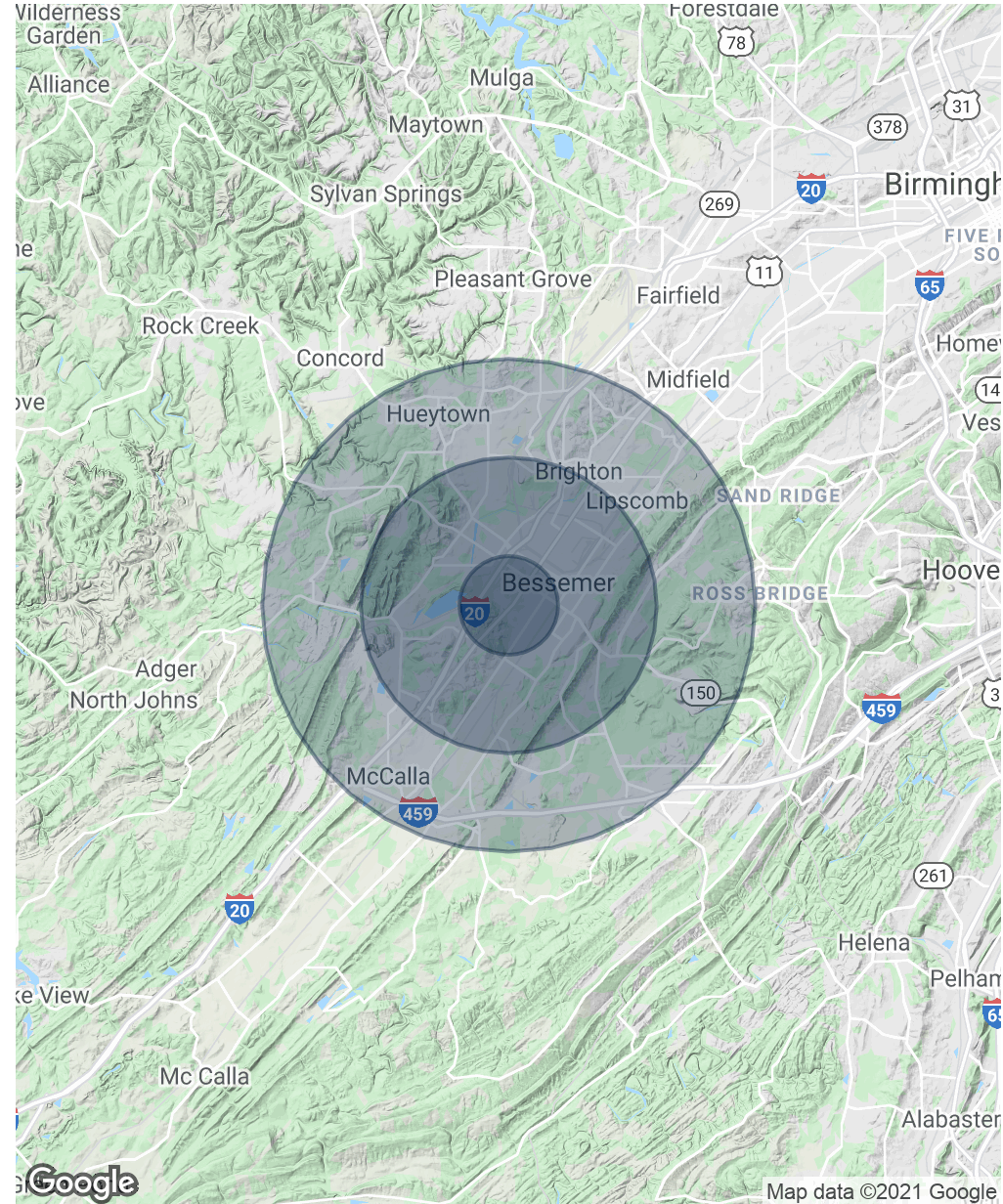
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,842	32,207	65,788
Average age	37.6	37.5	38.8
Average age (Male)	33.6	35.0	36.2
Average age (Female)	39.9	40.4	41.3

Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,895	13,047	26,630
# of persons per HH	2.6	2.5	2.5
Average HH income	\$36,316	\$40,336	\$46,056
Average house value	\$80,921	\$115,461	\$123,901

\* Demographic data derived from 2010 US Census



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