



FOR SALE

# Rally's - Bessemer

1605 9th Ave N, Bessemer, AL 35020

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

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1605 9th Ave N, Bessemer, AL 35020

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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## PROPERTY INFORMATION

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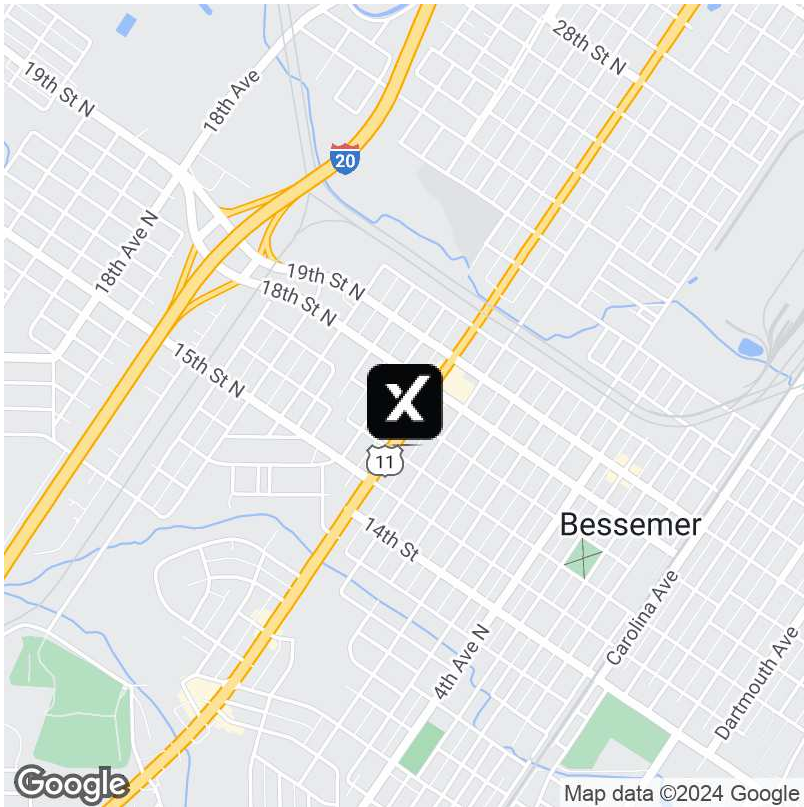
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FOR SALE | Executive Summary

1605 9th Ave N, Bessemer, AL 35020



Offering Summary	
Sale Price:	\$975,000
Building Size:	886 SF
Available SF:	
Lot Size:	19,000 SF
Price / SF:	\$1,100.45
Year Built:	1990
Renovated:	1992
Zoning:	C4
Market:	Birmingham - Hoover
Submarket:	Bessemer

**Property Overview**

Subject is part of a portfolio containing nine properties (six freestanding restaurants/QSR's, three vacant lots). This particular site contains two lots (one for the building, one for the parking). Each property may be purchased individually or all may be purchased together. All sites possess good visibility with high traffic counts; all are within major metropolitan areas. Additionally, all restaurants contain drive through lanes.

**Property Highlights**

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# FOR SALE | Property Description

1605 9th Ave N, Bessemer, AL 35020



## Property Description

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## Location Description

Subject is located on 9th Avenue North approximately one mile southeast from I-20/59. This parcel contains the actual restaurant while the adjoining lot (1601 9th Avenue North/APN 38-00-09-2-010-007.000) contains the parking and signage.

## Site Description

Rally's restaurant measuring approximately 886 sf on flat paved surface. The adjoining parcel (1601/APN 38-00-09-2-010-007.000) contains the parking and signage. City water and County sewer at property.

## Exterior Description

Drive through lane(s)  
Pylon signage

## Parking Description

Paved, lined, parking lot

## Utilities Description

Water (Birmingham Water Works)  
Power (Alabama Power)

## Power Description

Alabama Power

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# FOR SALE | Complete Highlights

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# FOR SALE | Additional Photos

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# 2

## LOCATION INFORMATION

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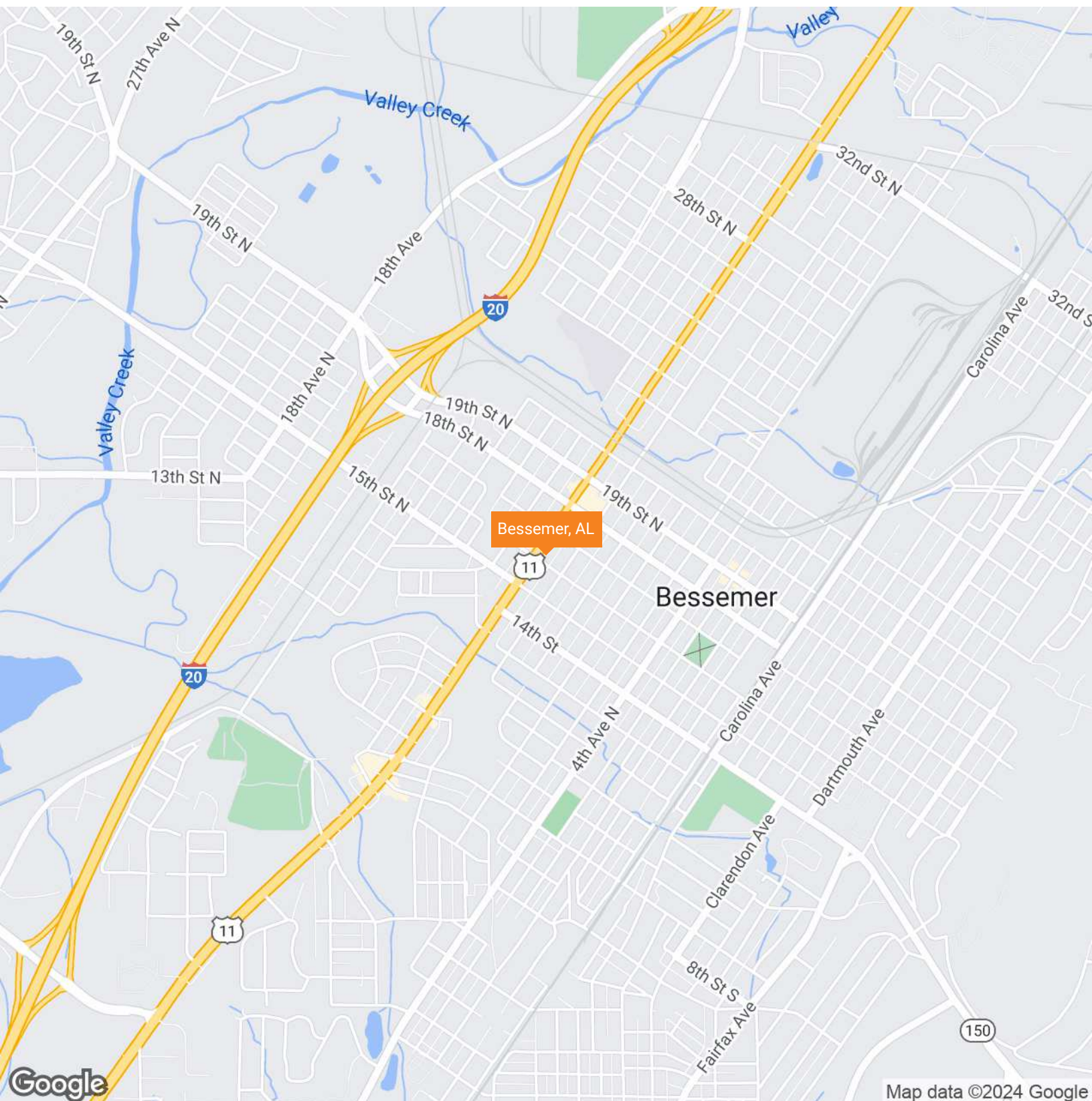
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# FOR SALE | Regional Map

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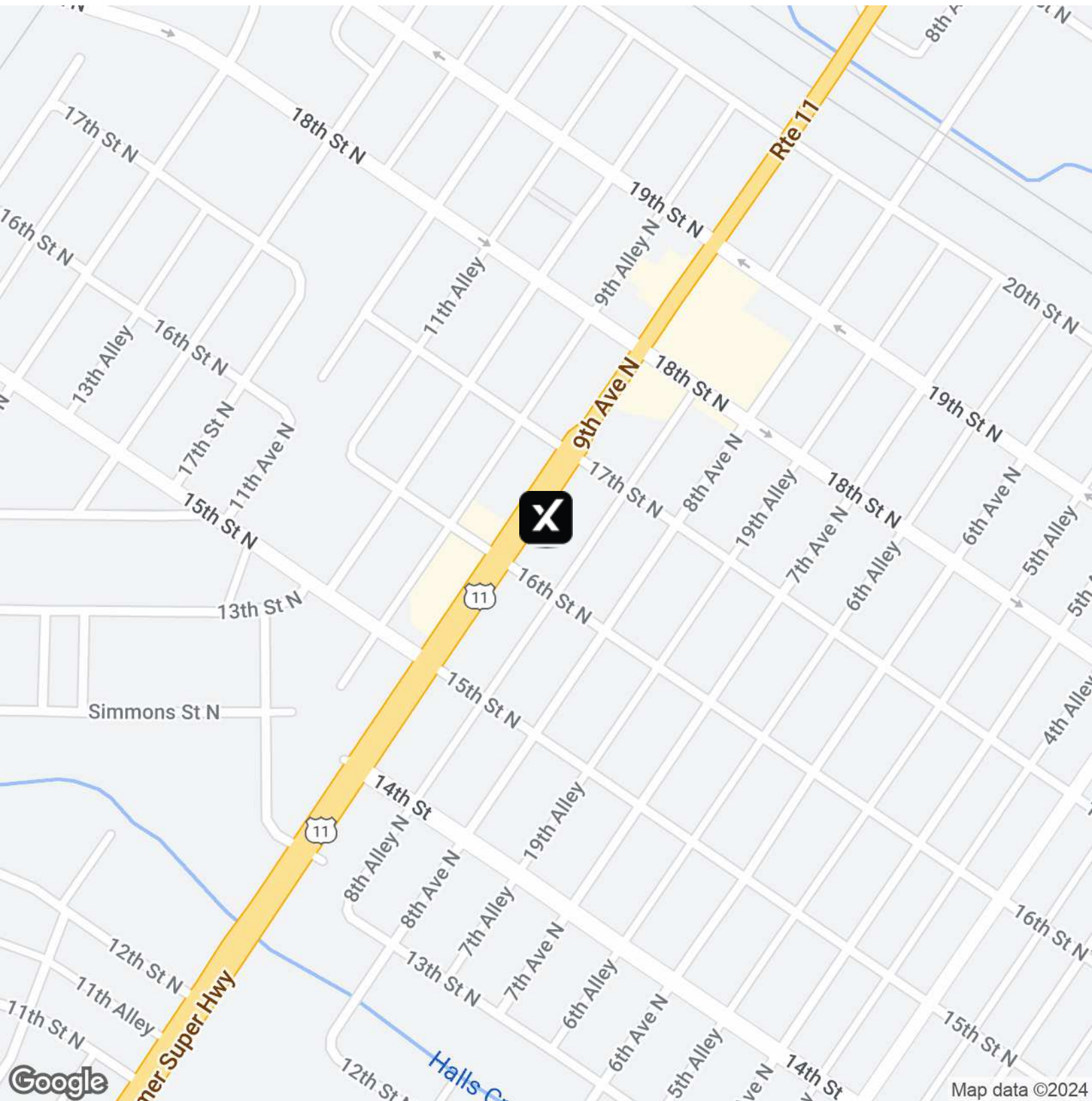
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# FOR SALE | Location Map

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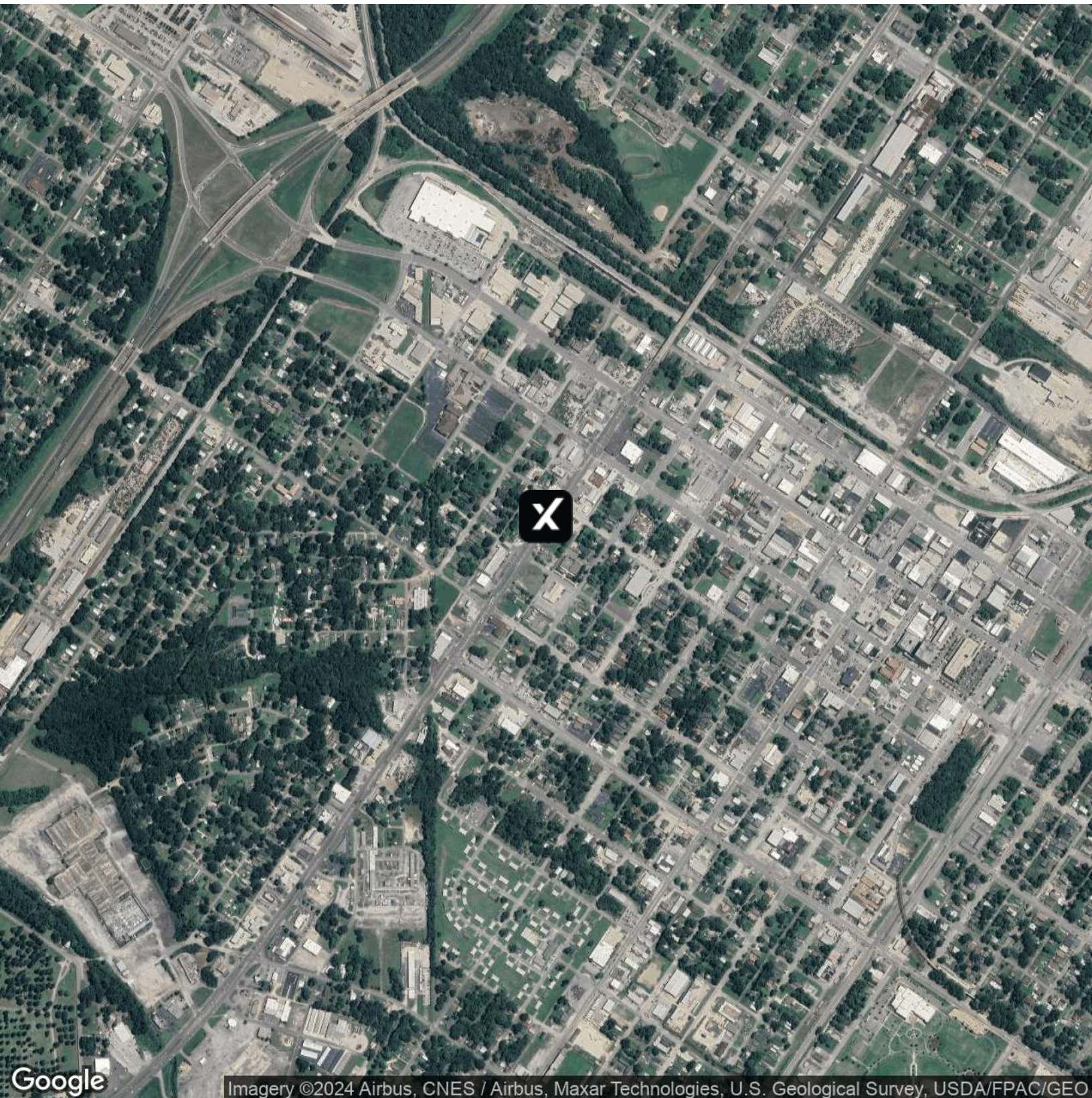
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# FOR SALE | Aerial Map

1605 9th Ave N, Bessemer, AL 35020



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# 3

## DEMOGRAPHICS

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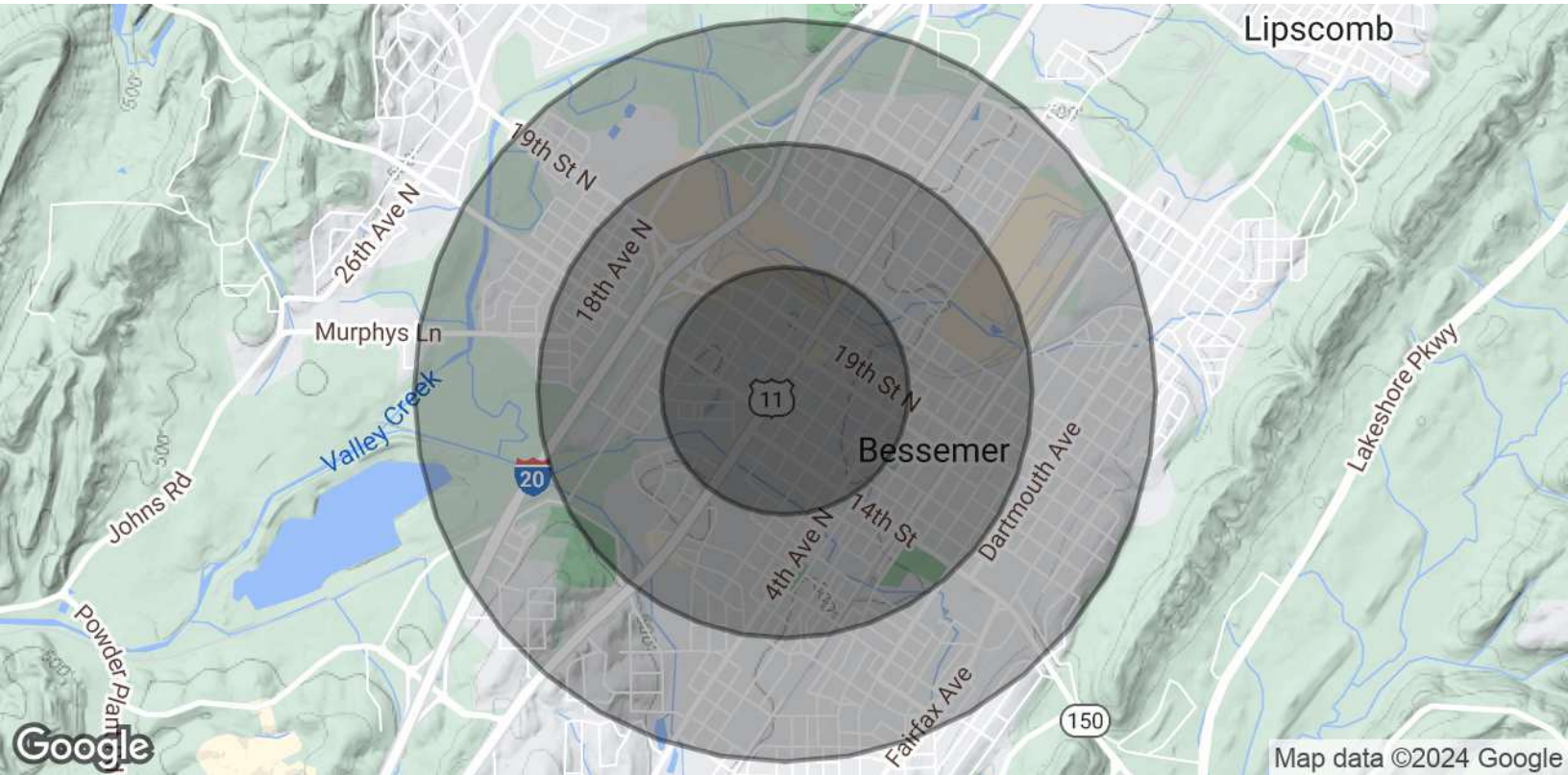


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Demographics Map & Report

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,462	5,537	12,045
Average Age	45.6	41.7	38.8
Average Age (Male)	46.3	40.0	34.3
Average Age (Female)	44.4	44.1	43.1

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	582	2,727	6,177
# of Persons per HH	2.5	2.0	1.9
Average HH Income	\$32,127	\$29,232	\$28,480
Average House Value	\$66,088	\$65,590	\$66,104

\* Demographic data derived from 2020 ACS - US Census

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# 4

## ADVISOR BIOS

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# FOR SALE | Advisor Bio 1

1605 9th Ave N, Bessemer, AL 35020



## Keith Andrews, CCIM

Commercial Broker/SR Advisor/Mentor

keith.andrews@expcommercial.com

Direct: 205.451.8889 | Cell: 205.451.8889

AL #95294

## Professional Background

"It is not about who you know. It is all about WHO KNOWS YOU!"

Keith Andrews CCIM is a seasoned Senior Advisor at eXp Commercial, where he is the first-ever licensee and a leading figure in attracting professional commercial practitioners across the US and worldwide. Keith also mentors individuals entering the commercial real estate industry, providing guidance and support as they embark on their professional careers. With a focus on connecting national and global real estate investors to local tertiary markets in Alabama and the Southeast USA, Keith's company serves as a vital conduit for institutional and individual investors. Keith is a proud recipient of the prestigious Certified Commercial Investment Member (CCIM) designation and has an extensive background in financial and market analysis. His leadership roles and involvement with organizations such as the CCIM Institute and the Asian Real Estate Association of America (AREAA) reflect his commitment to shaping the future of the industry. With over 20 years of experience in the telecommunications sales arena, Keith brings a wealth of expertise in mentoring, networking, and relationship building on a global scale. A graduate of the University of Arkansas with a major in Finance and Banking, Keith resides in Pelham, Alabama, and has a passion for exploring new destinations around the world.

## Education

BSBA in Finance and Banking, University of Arkansas 1983

Minors in Marketing and Real Estate

## Memberships

CCIM Institute

Chambers of Commerce

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# FOR SALE | Advisor Bio 2

1605 9th Ave N, Bessemer, AL 35020



**Joseph LeMaster**

Commercial Associate

joseph.lemaster@expcommercial.com

**Direct:** 659.206.6783

AL #85846

## Professional Background

Joseph LeMaster joined eXp Commercial as a commercial associate in March of 2022. He specializes in the area of retail, specifically restaurants, as well as tenant representation. Joseph previously worked in the field of finance having spent fifteen years in banking while serving as a commercial real estate analyst for a national lender. It is this expertise that benefits clients as Joseph is well versed in requirements for most types of commercial real estate secured loans.

## Education

B.A. in History, Philosophy, from the University of Alabama-Birmingham (UAB).

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