

FOR SALE/GL/BTS

IRON BRIDGE CORNER PAD SITE

11275 Iron Bridge Road | Chester, VA 23831



S.L. NUSBAUM
REALTY CO.



DOUGLAS O. TICE, III, CCIM

Senior Vice President

O. 804.944.9273

C. 804.690.5573

dtice@slnusbaum.com

NATHAN SHOR

Senior Vice President

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

XTEAM

RETAIL ADVISORS

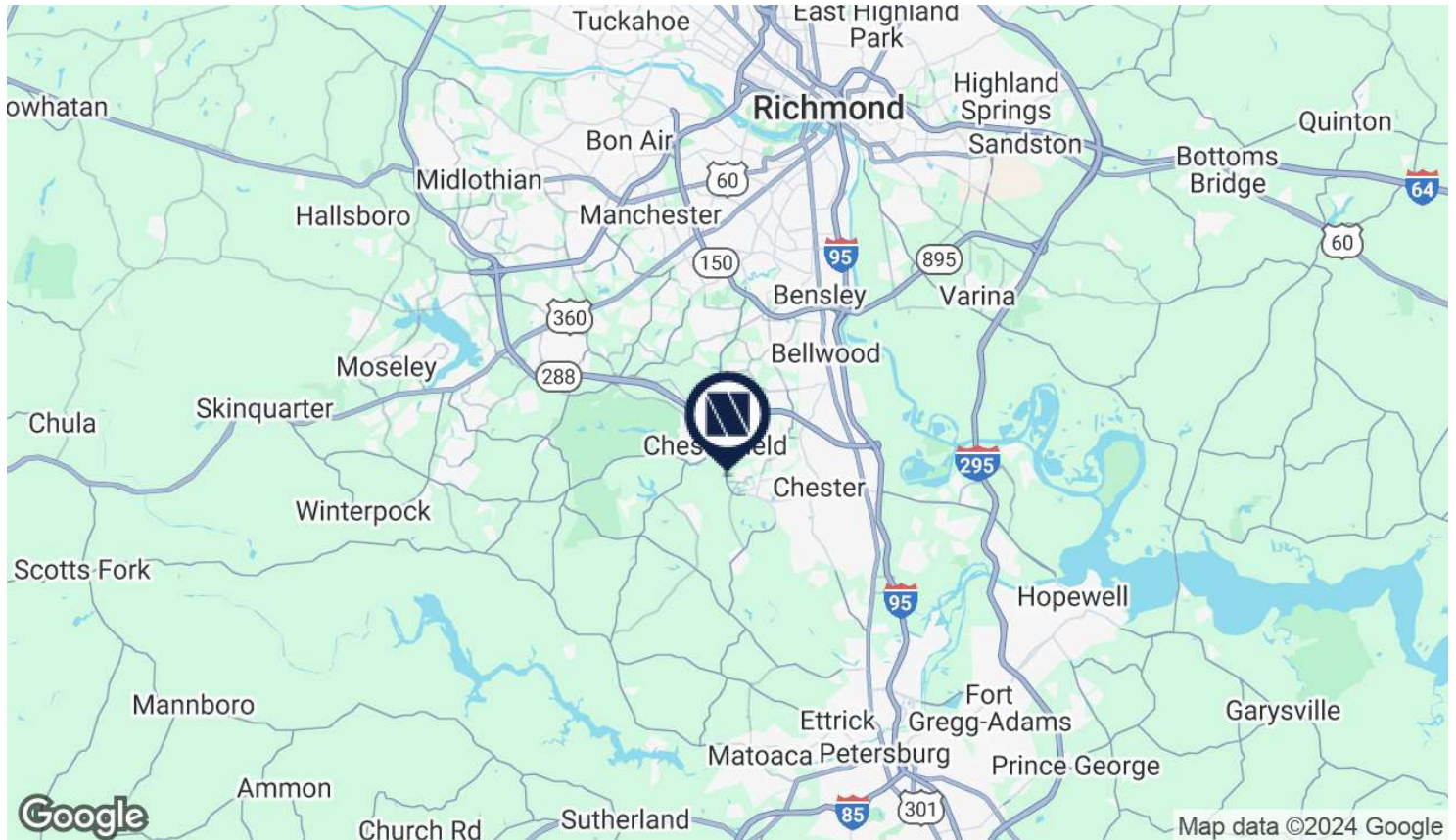
PROPERTY SUMMARY

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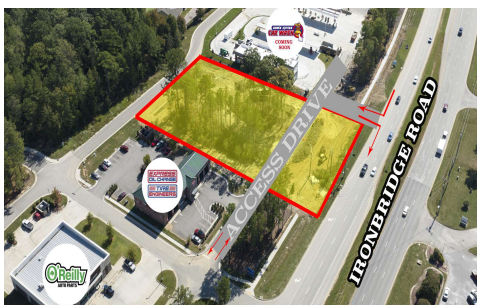


OFFERING SUMMARY

Sale Price/Lease Rate: Contact Agent

Lot Size: 1.15 Acres
(Net ±0.71 AC)

Zoning: C-3



PROPERTY OVERVIEW

Iron Bridge Corner - Pad Site with Great Access and Visibility

For Sale/Ground Lease/Build-to-Suit

PROPERTY HIGHLIGHTS

- Central trade area location
- Utilities available. Existing SWM Pond
- Wide variety of uses permitted by right
- Adjacent to Sam's Xpress Car Wash
- 37,000 VPD

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	12,097	28,959	53,199
Total Population	30,646	77,562	143,250
Average HH Income	\$106,137	\$105,929	\$97,594

TRADE AREA

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CONTACT INFORMATION

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