

# AVAILABLE Medical Office at Centercourt



7110 Forest Avenue, Suite 103 | Richmond, VA 23226 | [www.naidominion.com](http://www.naidominion.com)

#### MORE INFORMATION:

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## Medical Park Features

- Located at Route 288 and Iron Bridge Road
- Up to 5.5 acres or 60,000 RSF
- Build to suit or lease opportunities from 2,500 - 60,000 RSF
- Building ownership from 6,000 - 60,000 SF
- Ample parking
- 124 acre mixed use environment
- School systems nearby include (5,000 plus students):
  - LC Bird High School
  - OB Gates Elementary School
  - Chesterfield Technical Center
  - Salem Church Elementary School
  - Salem Church Middle School
- Lucy Cure Village long term facility located across from Courthouse Landing
- Chesterfield Courts and Administrative Campus - 4,000 daytime employees
- Join Chik-fil-A, Panera Bread, Sheetz, Panda Express, VA Credit Union, First Bank, Starbucks, Five Guys, TownePlace Suites, 300 MF Units by Edward Rose, 184 Townhome/Condos by Stanley Martin
- Area medical - VCUHS Surgery Center future hospital and HCA Emergency Center
- Area retail includes WalMart, Kroger, Chipotle, FirstWatch, CVS Walgreens, Food Lion



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# AVAILABLE

## Medical Office at Centercourt

PARCELS FOR SALE

GROUND LEASE

BUILD-TO-SUIT



**Courthouse  
Landing**



**CHESTERFIELD**  
COUNTY VIRGINIA

COURTHOUSE & ADMINISTRATION CAMPUS

LC BIRD HIGH SCHOOL  
OB GATES ELEMENTARY SCHOOL  
CHESTERFIELD TECHNICAL CENTER  
SALEM CHURCH ELEMENTARY SCHOOL  
SALEM CHURCH MIDDLE SCHOOL

For more information regarding this property:

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COURTHOUSE RD  
WILL EXTEND THROUGH TO  
SALEM CHURCH RD



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NAIDominion

**Courthouse  
Landing**



## DEVELOPMENT HIGHLIGHTS

- New 124-acre Mixed-Use Development
- Excellent access and visibility at Rt 288 and Iron Bridge Road
- Prime location at Chesterfield County Courthouse
- 2 Signalized access points
- 5 Acre Medical Office Park
- Delivery 2025 & 2026
- Road Widening
  - Route 10 Dual Turn Lanes
  - Courthouse Road – 5 lanes with traffic signal Completed

## PROJECT

MEDICAL OFFICE	COURTHOUSE LANDING VA	
OUTPARCELS & RETAIL LAND	COURTHOUSE LANDING VA	
HOSPITALITY	TOWNEPLACE SUITES	116 ROOMS
MULTIFAMILY	EDWARD ROSE & SONS	300 UNITS
TH / CONDOS	STANLEY MARTIN	184 UNITS

## 2024 DEMOGRAPHICS RADIUS

Total Population	
3 miles:	34,031
5 miles:	105,876
Median Household Income	
3 miles:	\$75,951
5 miles:	\$71,156
Average Household Income	
3 miles:	\$93,296
5 miles:	\$89,024
Traffic Counts	
RT 288:	58,000 AADT / 52,000 VPD
RT 10:	57,000 AADT / 53,000 VPD

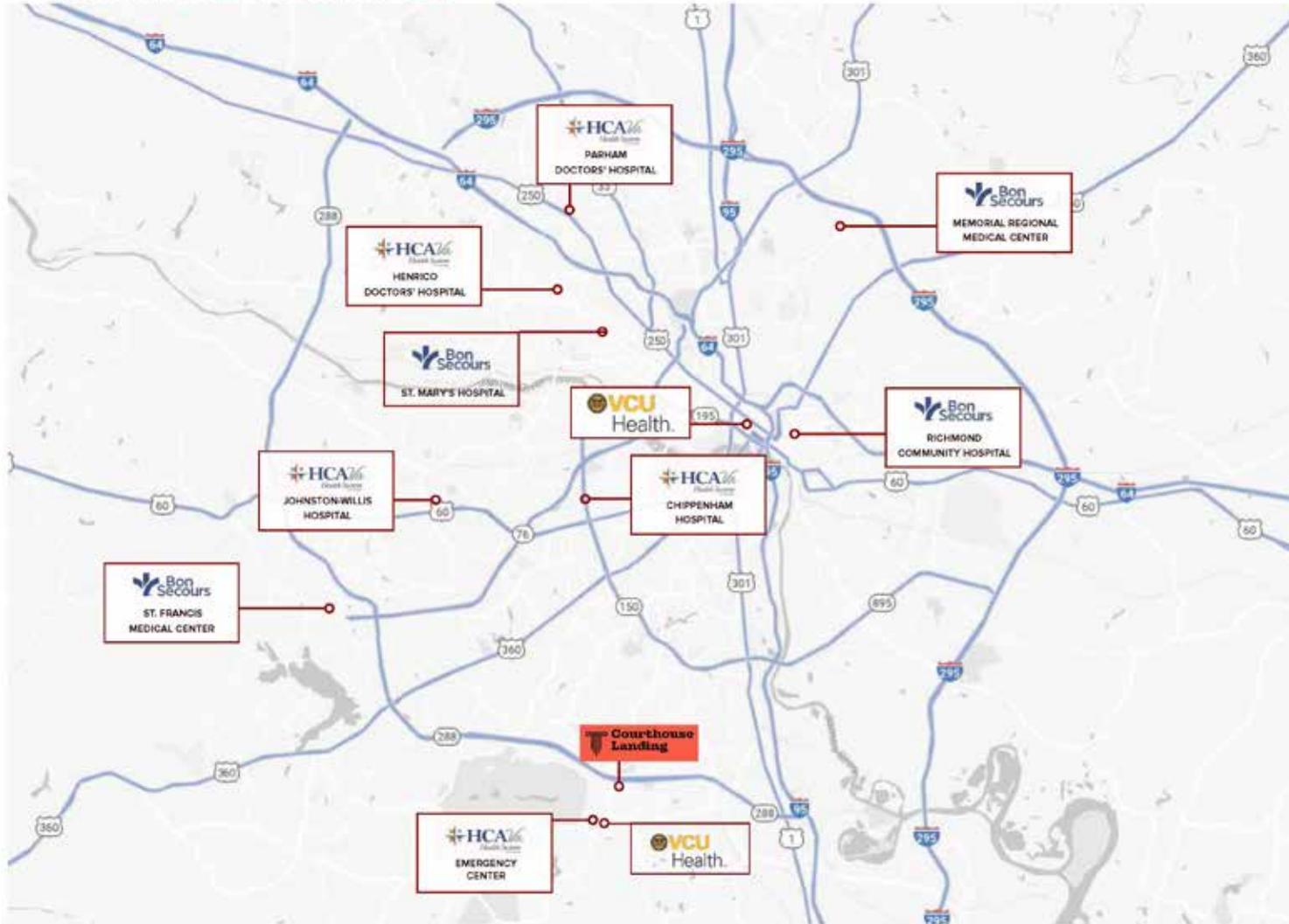
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## METRO RICHMOND HOSPITALS



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