

# AVAILABLE Medical Office at Centercourt



**NAI**Dominion

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

**MORE INFORMATION:**

**Chris Rice**  
804.513.6162  
[chrisrice@naidominion.com](mailto:chrisrice@naidominion.com)

**Jeff Doxey, CCIM**  
804.363.0332  
[jeffdoxey@naidominion.com](mailto:jeffdoxey@naidominion.com)

# AVAILABLE Medical Office at Centercourt



## 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 Corr Village long term facility located across from Courthouse Landing
- Chesterfield Courts and Administrative Campus - 4,000 daytime employees
- Join Chick-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



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

**MORE INFORMATION:**

**Chris Rice**  
804.513.6162  
[chrisrice@naidominion.com](mailto:chrisrice@naidominion.com)

**Jeff Doxey, CCIM**  
804.363.0332  
[jeffdoxey@naidominion.com](mailto:jeffdoxey@naidominion.com)

# AVAILABLE Medical Office at Centercourt



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

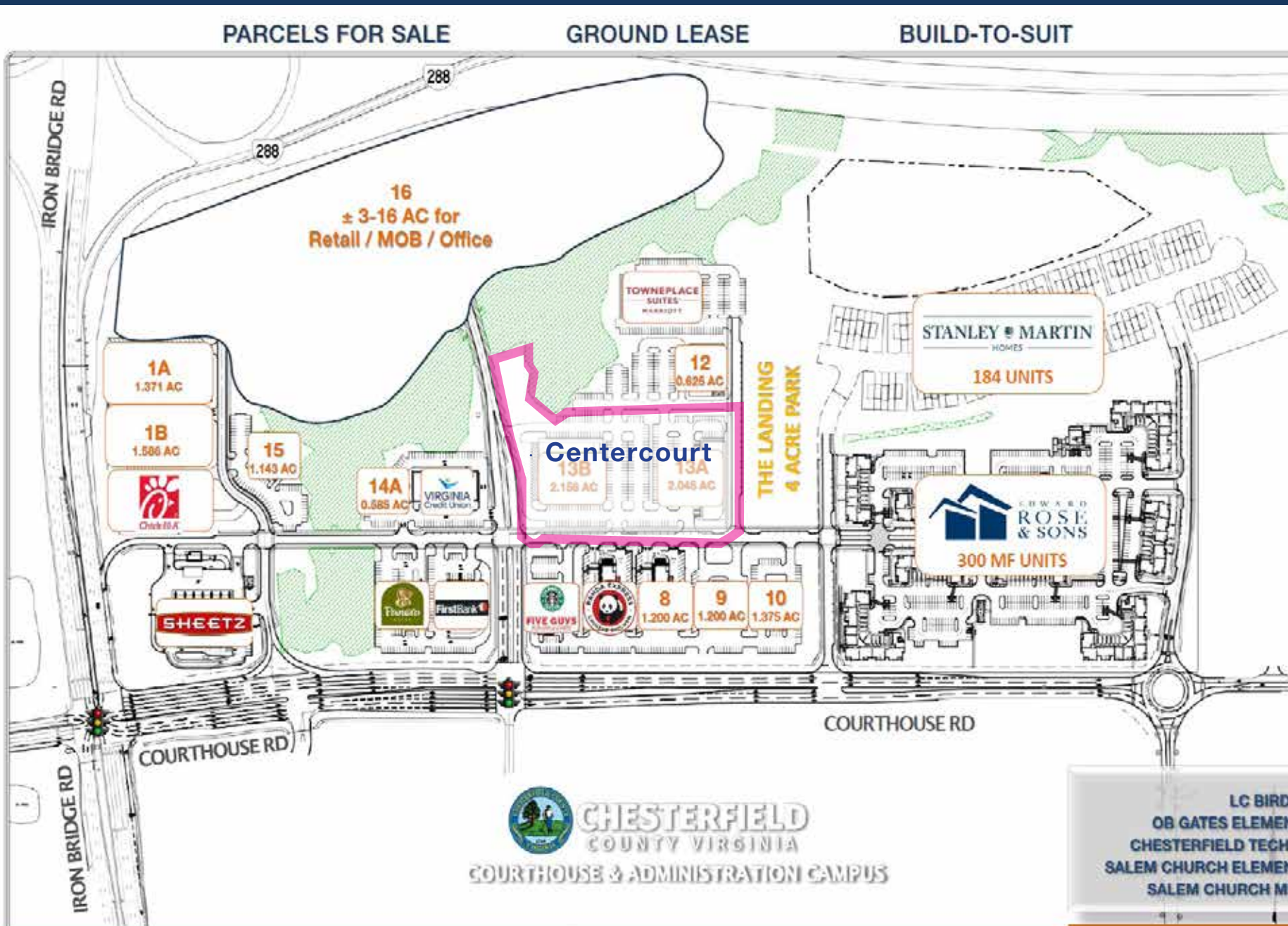
#### MORE INFORMATION:

**Chris Rice**  
804.513.6162  
[chrisrice@naidominion.com](mailto:chrisrice@naidominion.com)

**Jeff Doxey, CCIM**  
804.363.0332  
[jeffdoxey@naidominion.com](mailto:jeffdoxey@naidominion.com)

# AVAILABLE

## Medical Office at Centercourt



**Courthouse  
Landing**

For more information regarding this property:

**JEFF DOXEY, CCIM**  
804 363 0332  
jeffdoxey@naldominion.com

**CHRIS RICE**  
804 513 6162  
chrshrice@naldominion.com

**COURTHOUSE RD  
WILL EXTEND THROUGH TO  
SALEM CHURCH RD**

**NAL Dominion**

# AVAILABLE Medical Office at Centercourt

NAI Dominion



## 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

## PROJECT

MEDICAL OFFICE	COURTHOUSE LANDING VA
OUTPARCELS & RETAIL (5 Acres)	COURTHOUSE LANDING VA
116 ROOMS	TOWNEPLACE SUITES
300 UNITS	EDWARD ROSE & SONS
184 UNITS	STANLEY MARTIN

## 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

For more information regarding this property:

**JEFF DOXEY, CCIM**

**804 363 0332**

**[jeffdoxey@naidominion.com](mailto:jeffdoxey@naidominion.com)**

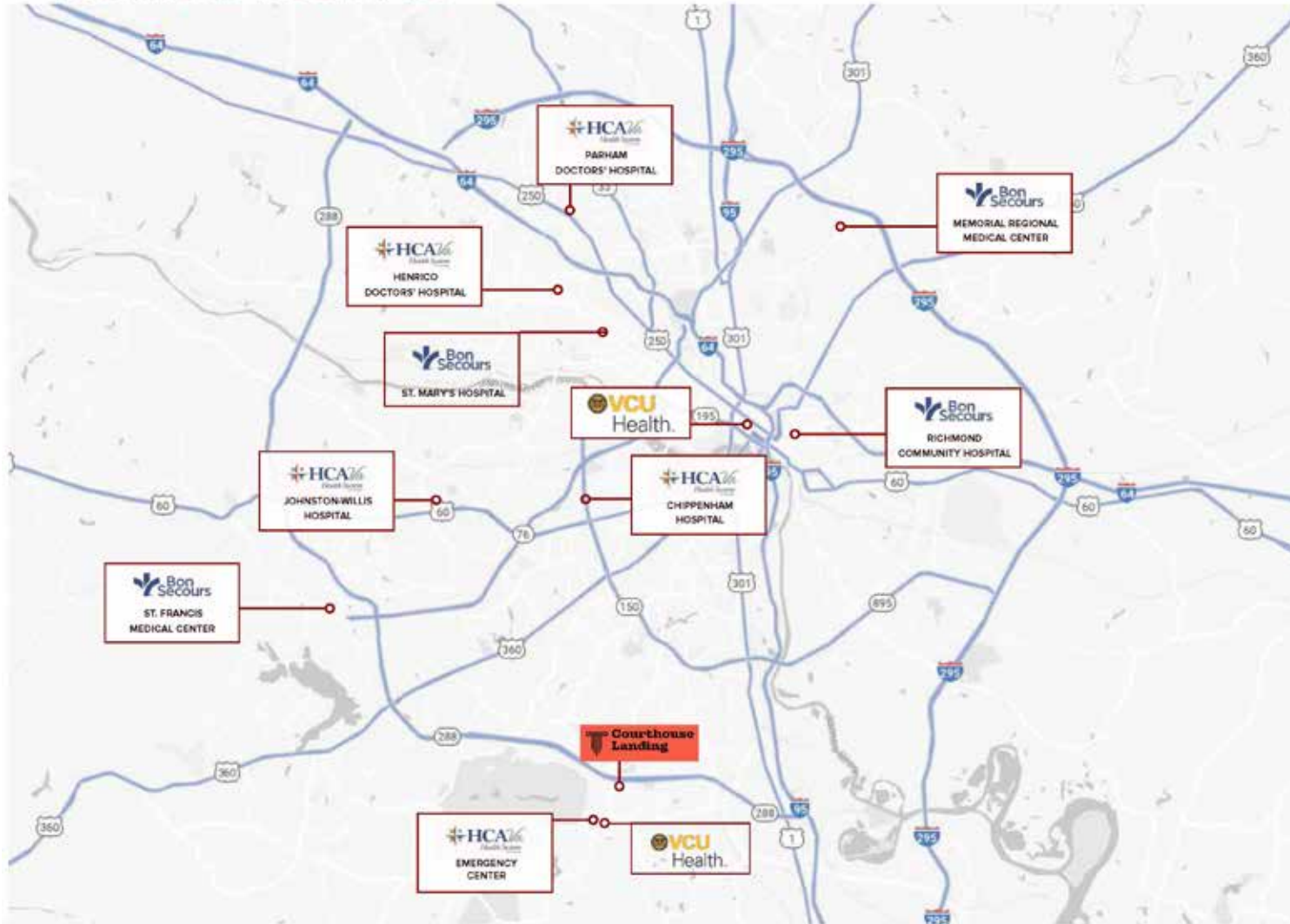
**Courthouse  
Landing**



# AVAILABLE Medical Office at Centercourt



## · METRO RICHMOND HOSPITALS



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction



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

### MORE INFORMATION:

**Chris Rice**  
804.513.6162  
[chrisrice@naidominion.com](mailto:chrisrice@naidominion.com)

**Jeff Doxey, CCIM**  
804.363.0332  
[jeffdoxey@naidominion.com](mailto:jeffdoxey@naidominion.com)