



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 2026
- Road Widening for Courthouse Road & Iron Bridge Road Complete

PROJECT

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

2025 DEMOGRAPHIC 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	
Daytime Population:	25,000 people	

For more information regarding this property:

JEFF DOXEY, CCIM

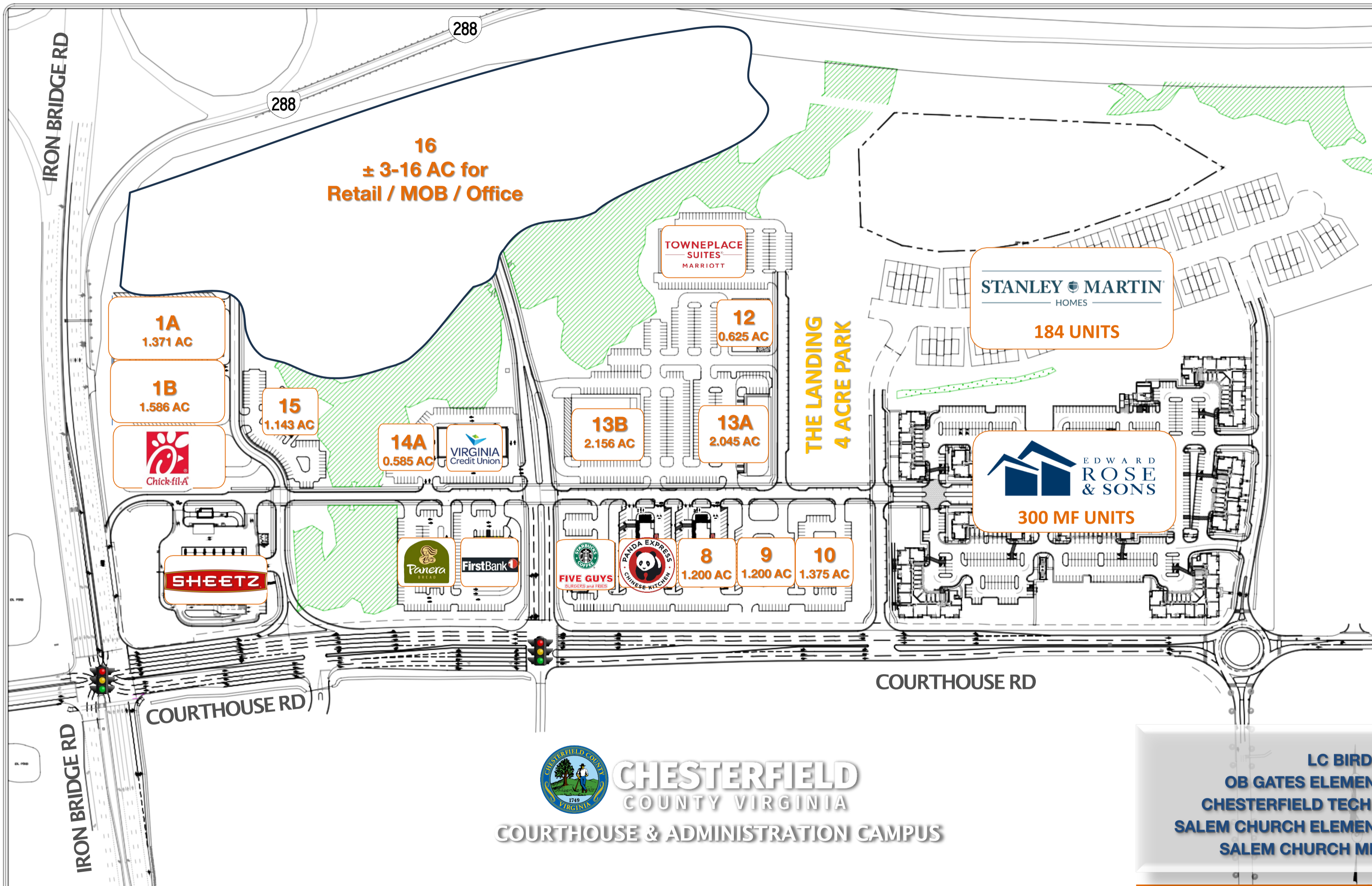
804 363 0332

jeffdoxey@naidominion.com

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

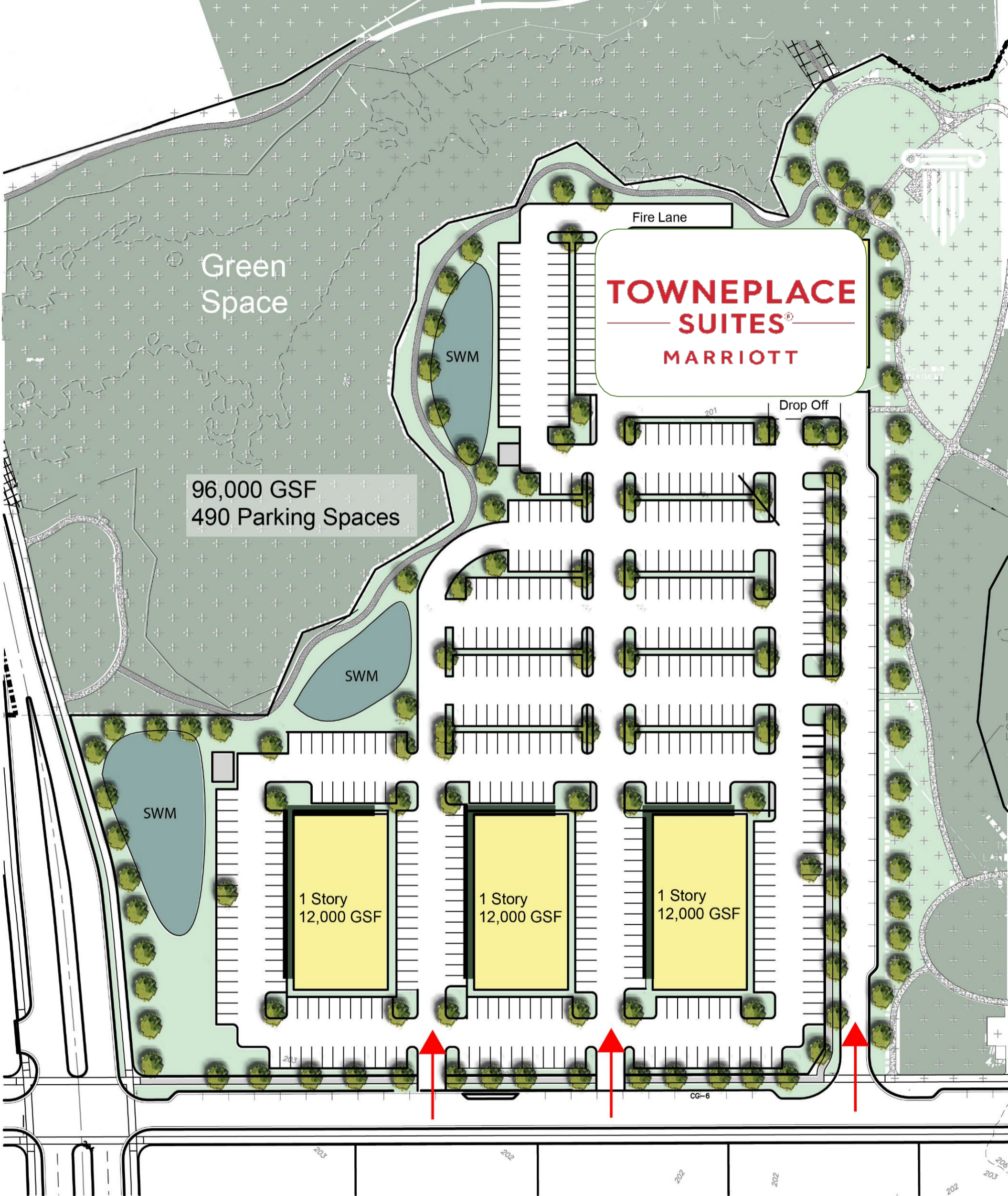
For more information regarding this property:

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COURTHOUSE RD
 WILL EXTEND THROUGH TO
 SALEM CHURCH RD





Medical Office Building Site Features

- Up to 5.5 acres or 40,000 RSF
- Build to suit and or lease opportunities from 2,500 - 40,000 RSF
- Building ownership from 6,000 - 40,000 RSF
- Ample Parking

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For more information regarding this property: