

Colliers

CHESTERFIELD COUNTY GOVERNMENT COMPLEX

HCA FREESTANDING
EMERGENCY ROOM
11,000 SF



FIRST WATCH ABC CAVA

VCU HEALTH
MEDICAL OFFICE
100,000 SF

NASH ROAD PROJECT
Now open

288
1 mile

OWNED BY W.S. CARNES, INC.
FUTURE
DEVELOPMENT
2.021 ACRES

OWNED BY W.S. CARNES, INC.
FUTURE
DEVELOPMENT
2.659 ACRES

1.187
ACRES

PHASE I

IRON BRIDGE RD - 42,000 ADT

HAIR CUTTERY



EXON

First
Community Bank

BB&T

jiffylube

H&R
BLOCK



BEACH RD - 23,000 ADT

PAD SITE FOR GROUND LEASE

IronWill Centre

9801 Iron Bridge Road Chesterfield, VA 23832

- **1.187 ACRES AVAILABLE FOR GROUND LEASE**
- Developed and owned by W.S. Carnes, Inc.
- Join Starbucks, CAVA, Chase Bank, Chipotle, Virginia ABC, and First Watch
- IronWill Centre is a new upscale retail development located at Beach Road and Iron Bridge Road
- Strategically situated near the newly completed Nash Rd project, which connects Beach Rd to Rt 10
- Located next to Chesterfield County Courts & Administrative Complex with over 4,000 daytime employees
- Key nearby developments include HCA Healthcare's new 11,000 SF freestanding ER and VCU Health's new 100,000 SF medical office building featuring an outpatient surgery center
- Underserved restaurant and retail market
- 42,000 ADT on Iron Bridge Road, 23,000 ADT on Beach Road, and 57,000 ADT on Rt. 288

CONTACT US

Peter Vick

Senior Vice President
+1 804 814 9977
peter.vick@colliers.com

Harrison Hall

Senior Vice President
+1 804 814 5299
harrison.hall@colliers.com





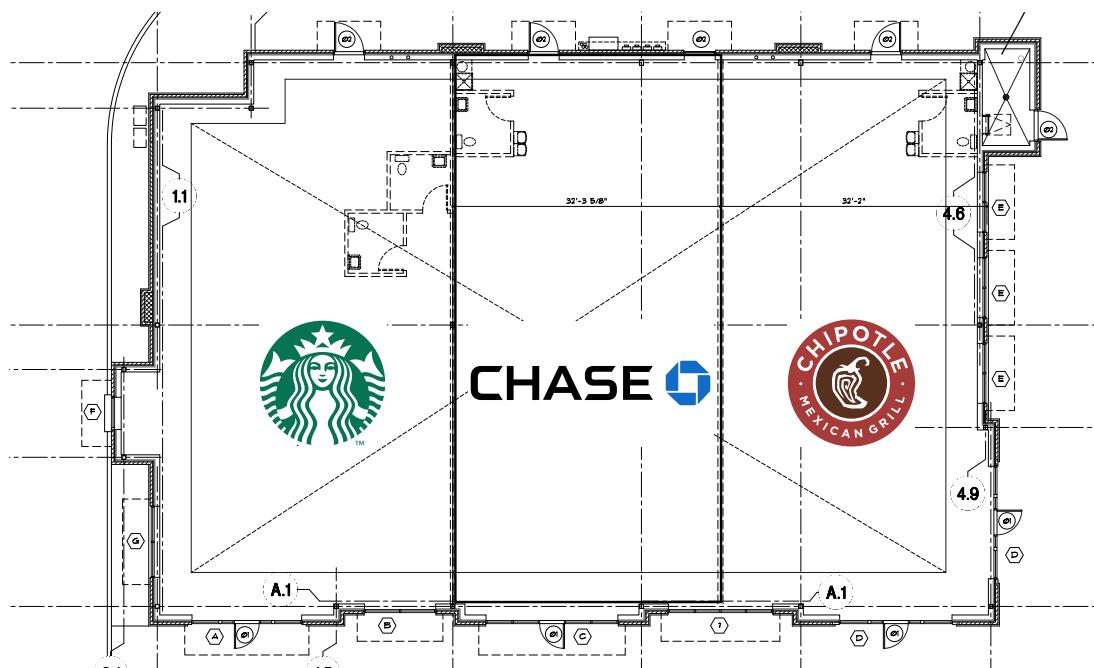
Offering Summary

Phase 1 - Fully Leased	17,584 SF
Available Pad	Acres
Pad 1	1.187

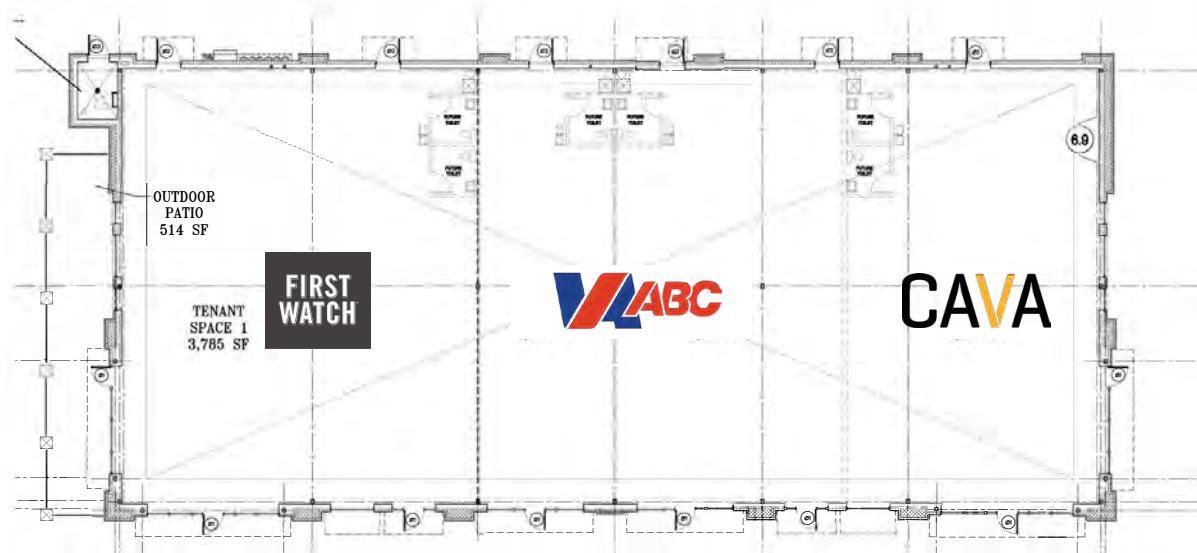
2025 Demographics

	1 miles	3 miles	5 miles
Population	2,928	28,223	83,920
Daytime Population	9,570	30,275	76,622
Households	1,124	10,744	31,478
Average Household Income	\$87,328	\$123,892	\$115,378

BUILDING C



BUILDING D



IronWill Centre

Building C



Building D





CONTACT US

Peter Vick
Senior Vice President
+1 804 814 9977
peter.vick@colliers.com

Harrison Hall
Senior Vice President
+1 804 814 5299
harrison.hall@colliers.com