



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

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IronWill Centre | 9801 Iron Bridge Rd.



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VCU HEALTH
MEDICAL OFFICE
100,000 SF

IRON BRIDGE RD

NASH RD

New Media Systems, Inc.
804.395.3620
www.newmediasystems.net

FIRST
WATCH

ABC CAVA



CHASE



IRON BRIDGE RD - 42,000 ADT

NASH RD

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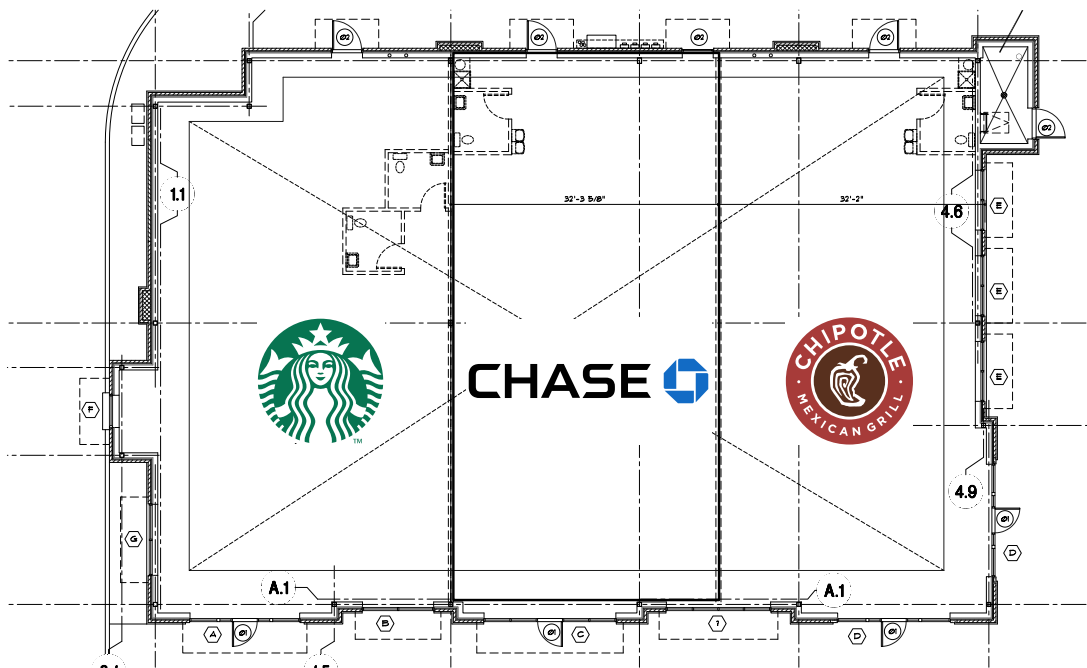
Offering Summary

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

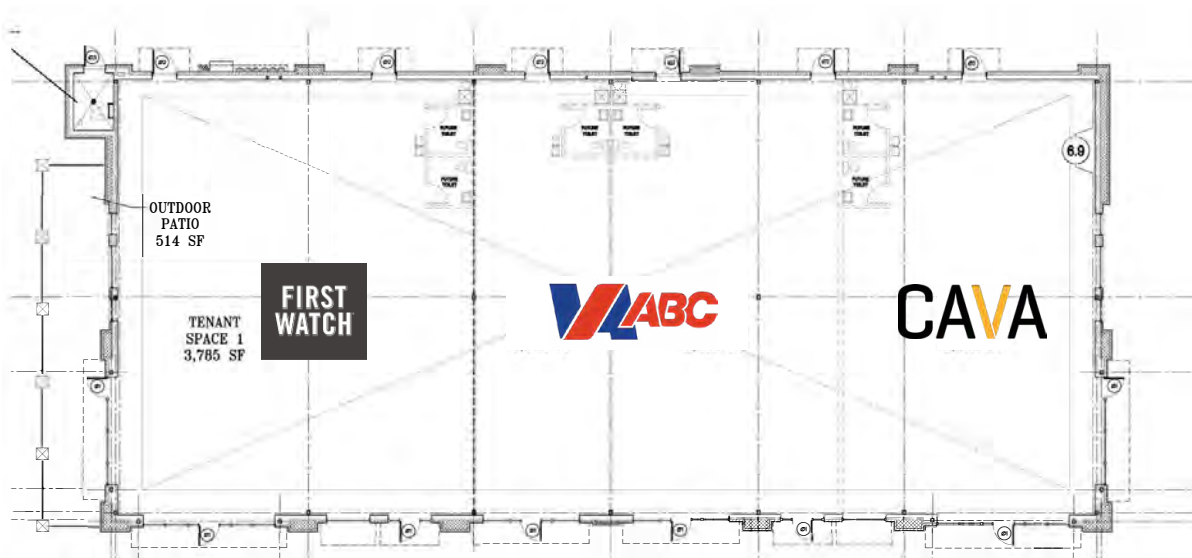
2025 Demographics

	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



IronWill Centre | 9801 Iron Bridge Rd.

288

**CHESTERFIELD COUNTY
GOVERNMENT COMPLEX**
4,000 daytime employees

HCA FREESTANDING EMERGENCY ROOM
Under Construction

HCA broke ground on the 11,000 SF facility in Oct. 2025 and is expected to reach completion mid-2026.

VCU HEALTH MEDICAL OFFICE
Under Construction

VCU Health has broken ground on its four-story, 100,000 SF medical office building and ambulatory surgery center at Iron Bridge Road and the Nash Road extension.

NASH ROAD PROJECT
Now open

57,000 ADT

Courthouse Landing
Q4 2025 Delivery



IronWill Centre



Chesterfield Meadows



Courthouse Commons



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