



## OUTPARCELS/SHOP SPACE | GROUND LEASE, BTS, OR FOR SALE

SEC Iron Bridge Rd & Branders Bridge Rd  
Chester, VA 23831

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# PROPERTY OVERVIEW

## GROUND LEASE, BTS, OR FOR SALE

Address: SEC Iron Bridge Rd & Branders Bridge Rd

Lot Size: 0.5 to 7AC

Zoning: C-3

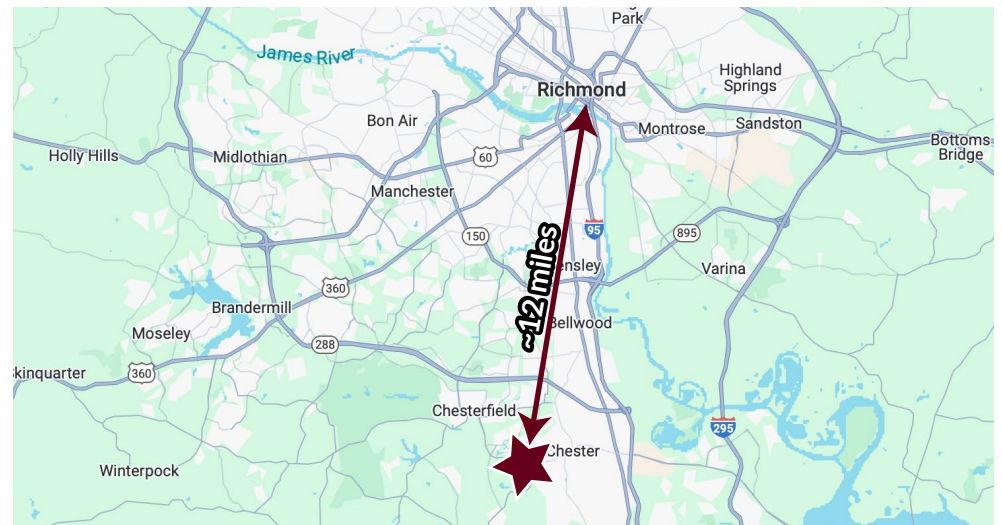
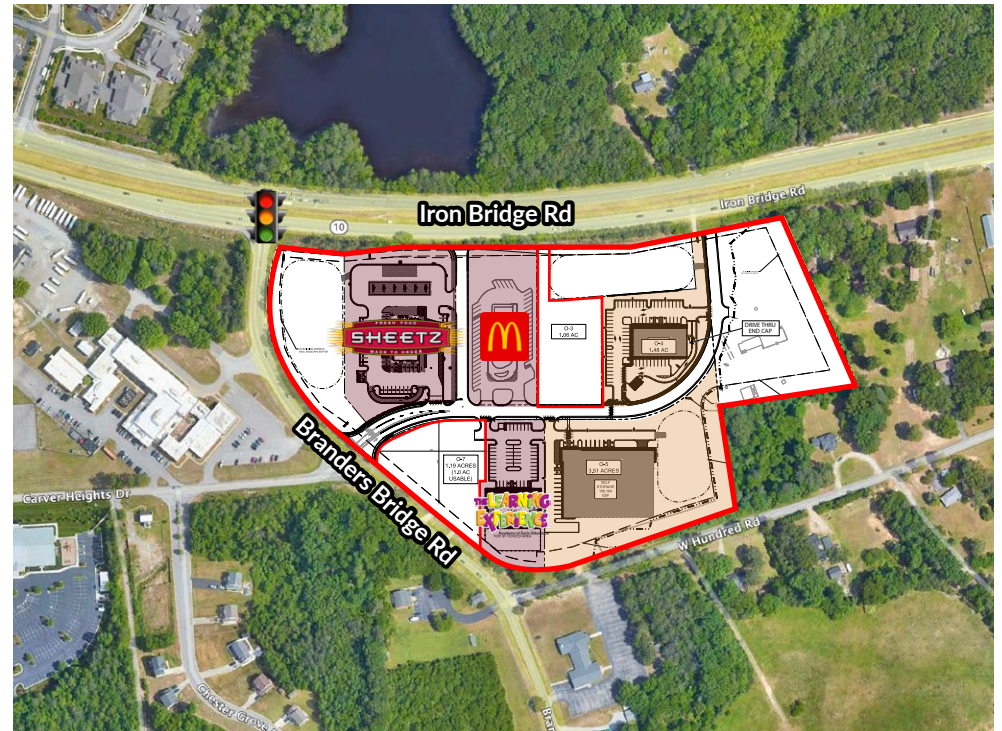
## PROPERTY HIGHLIGHTS

- 2 Outparcels remain for ground lease, build-to-suit or for sale
- One of the highest traffic count intersections in Chester, VA with strong demographics
- Shop space with drive-thru & monument signage available along Iron Bridge Road
- ±17 acre brand new retail/commercial development in Chester, VA
- Located at a signaled intersection (southeast corner of Iron Bridge Rd & Brander's Bridge Rd)
- High growth area - Nine new residential communities with over 1000+ homes delivering 2025-2026
- 41,000 VPD during weekdays\*

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	40,565	79,163
Households	16,156	30,399
Median Age	40.4	39.0
Average Household Income	\$121,297	\$120,464
Median Household Income	\$103,004	\$100,579

\*Per VDOT 2022 (Average Weekday Traffic Counts)



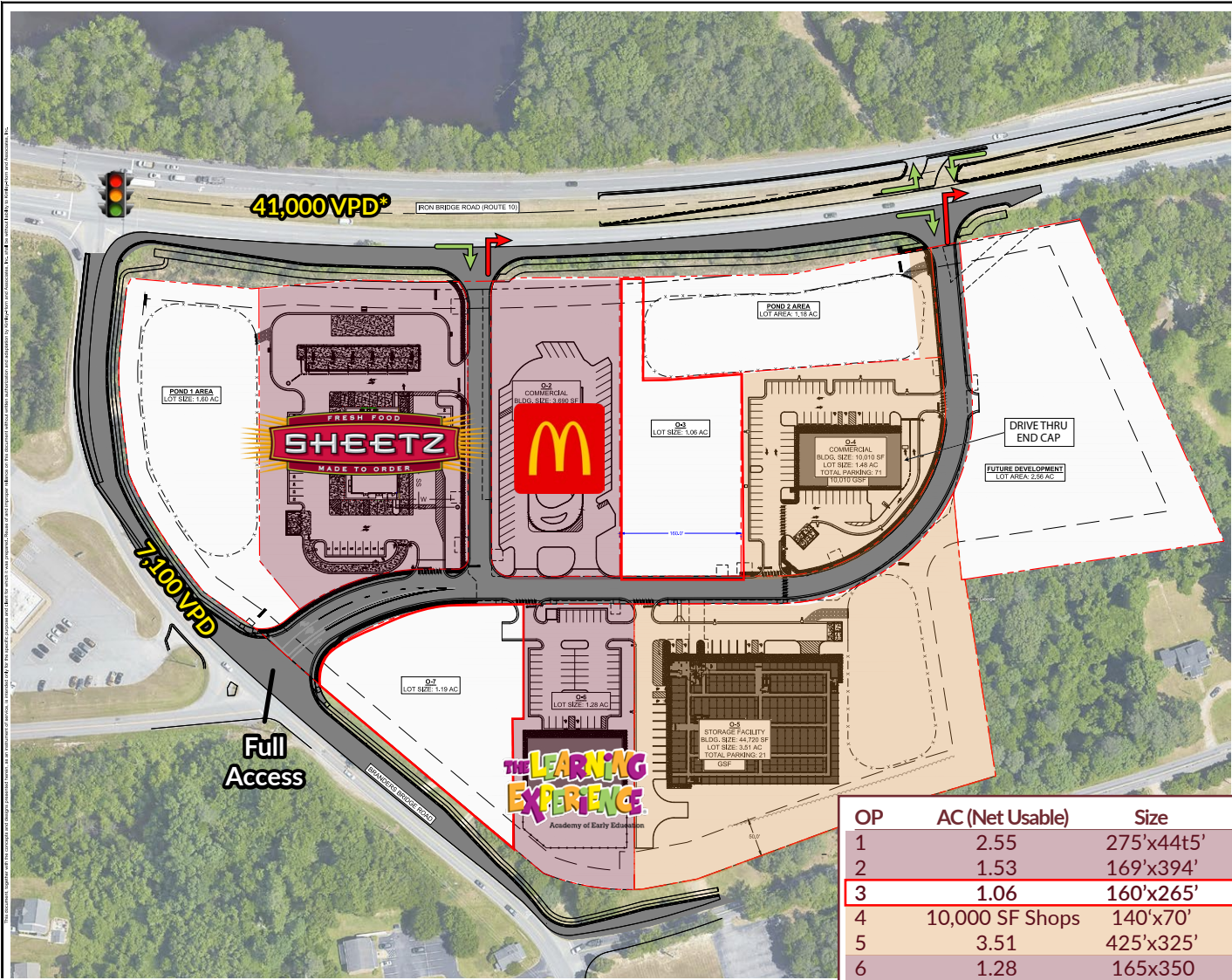
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SITE PLAN



⬤ Per VDOT 2022 (Average Weekday Traffic Counts)

OP	AC (Net Usable)	Size	Status
1	2.55	275'x44t5'	Leased - Sheetz
2	1.53	169'x394'	Leased - McDonald's
3	1.06	160'x265'	Available
4	10,000 SF Shops	140'x70'	Call for Pricing & Availability
5	3.51	425'x325'	Pending - Call for Availability
6	1.28	165x350	Leased - The Learning Experience
7	1.19	267'x199'	Available

CONCEPT PLAN

Kimley»Horn

2025 NORTH L STREET SUITE 200, RICHMOND, VA 23220  
WWW.KIMLEY-HORN.COM

NOVA PROJECT  
113108102

DATE  
10/25/2025

SCALE  
AS SHOWN

DESIGNED BY  
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DRAWN BY  
--

CHECKED BY  
--

REV

DATE

BY

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