

FOR LEASE Available Immediately

9800 Lori Road

Chesterfield, VA 23832

Overview

Positioned directly across from the Iron Bridge Road corridor's newest signalized intersection at Nash Road Extension and the Chesterfield County Government Complex, this 26.16-acre commercial site offers an exceptional development opportunity in one of Chesterfield County's fastest-growing commercial hubs.

The site is within immediate proximity of VCU Health's newly announced 100,000 SF medical office building and a proposed inpatient hospital—both part of a major institutional investment in the area. With an average daily traffic volume of over 40,000 vehicles, this site offers both scale and unmatched strategic positioning for a range of commercial development options.

Quick Facts

Availability Immediate

Size 26.16 acres

Zoning A & O-2

Nearby Tenants



2025 Demographics

	1 mile	3 miles	5 miles
POPULATION	3,181	30,058	86,686
HOUSEHOLDS	1,168	11,149	32,140
AVG. HH INCOME	\$94,700	\$122,510	\$111,146
DAYTIME POPULATION	7,853	33,351	79,388
TRAFFIC COUNT	42,000 AADT (Iron Bridge Rd)		

HCA
CHESTERFIELD
EMERGENCY ROOM
NOW OPEN

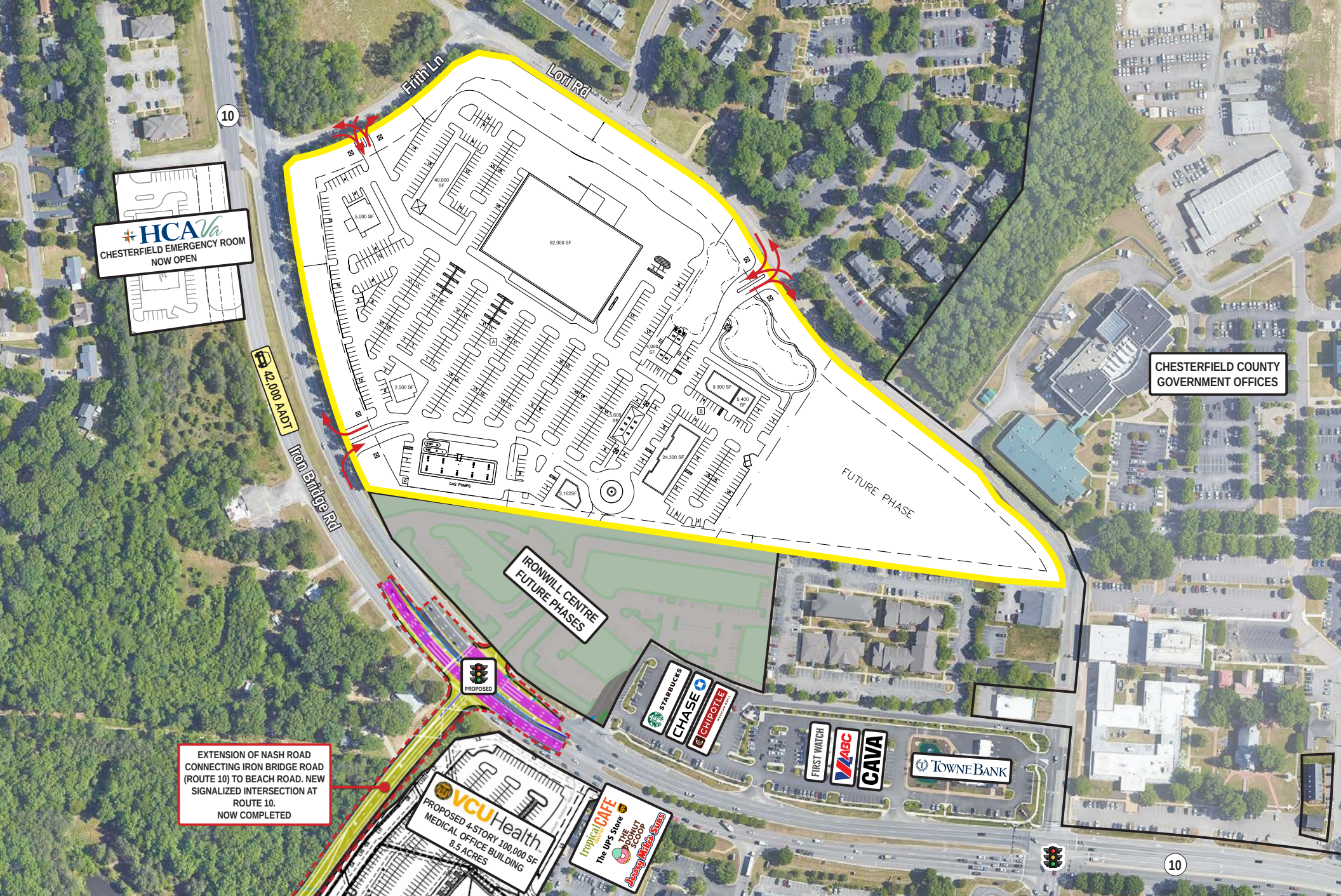
EXTENSION OF NASH ROAD
CONNECTING IRON BRIDGE
ROAD (ROUTE 10) TO BEACH
ROAD. NEW SIGNALIZED
INTERSECTION AT ROUTE 10.
NOW COMPLETED

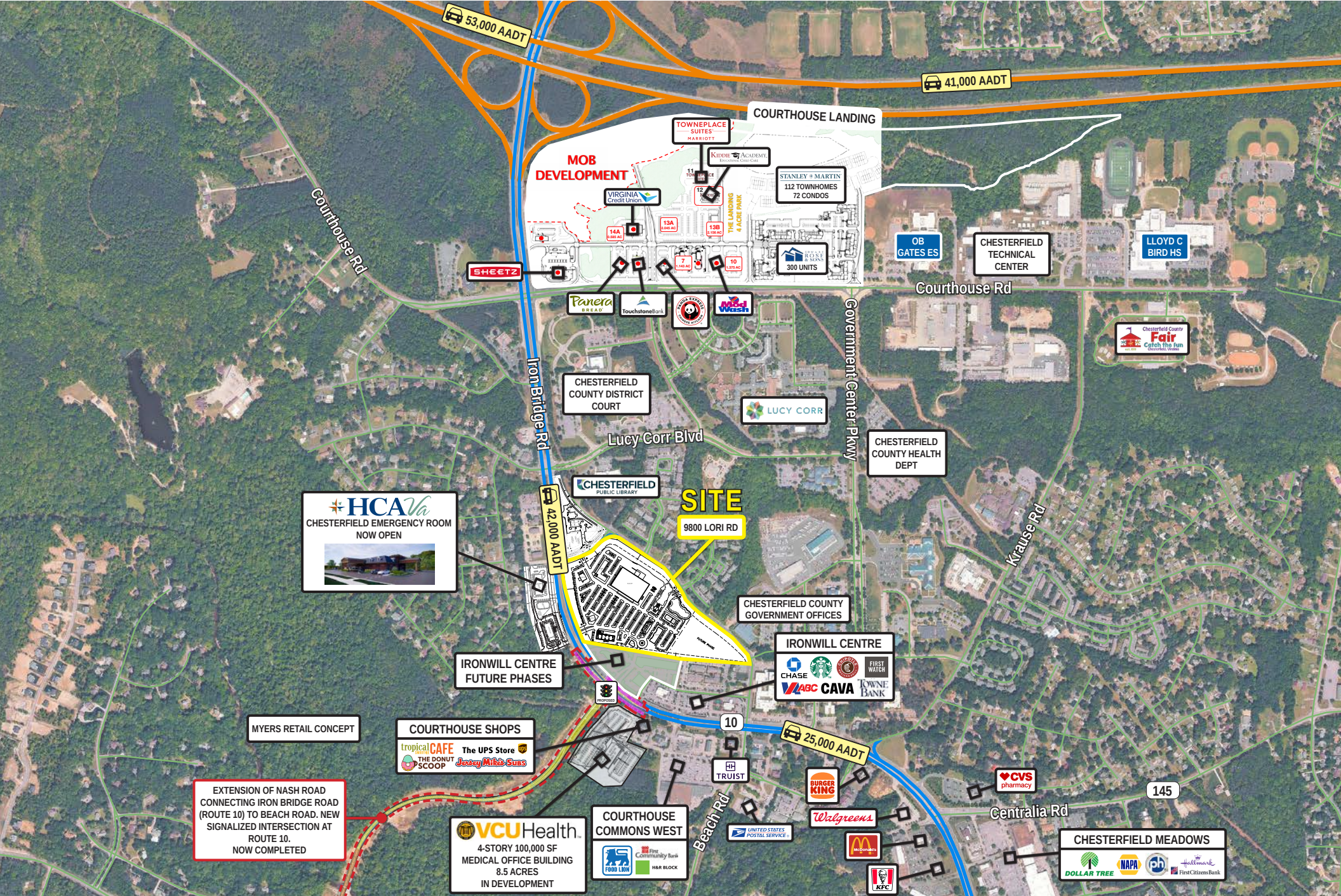
IRONWILL CENTRE
FUTURE PHASES

VCUHealth
PROPOSED 4-STORY 100,000 SF
MEDICAL OFFICE BUILDING
8.5 ACRES

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COMMERCIAL REAL ESTATE





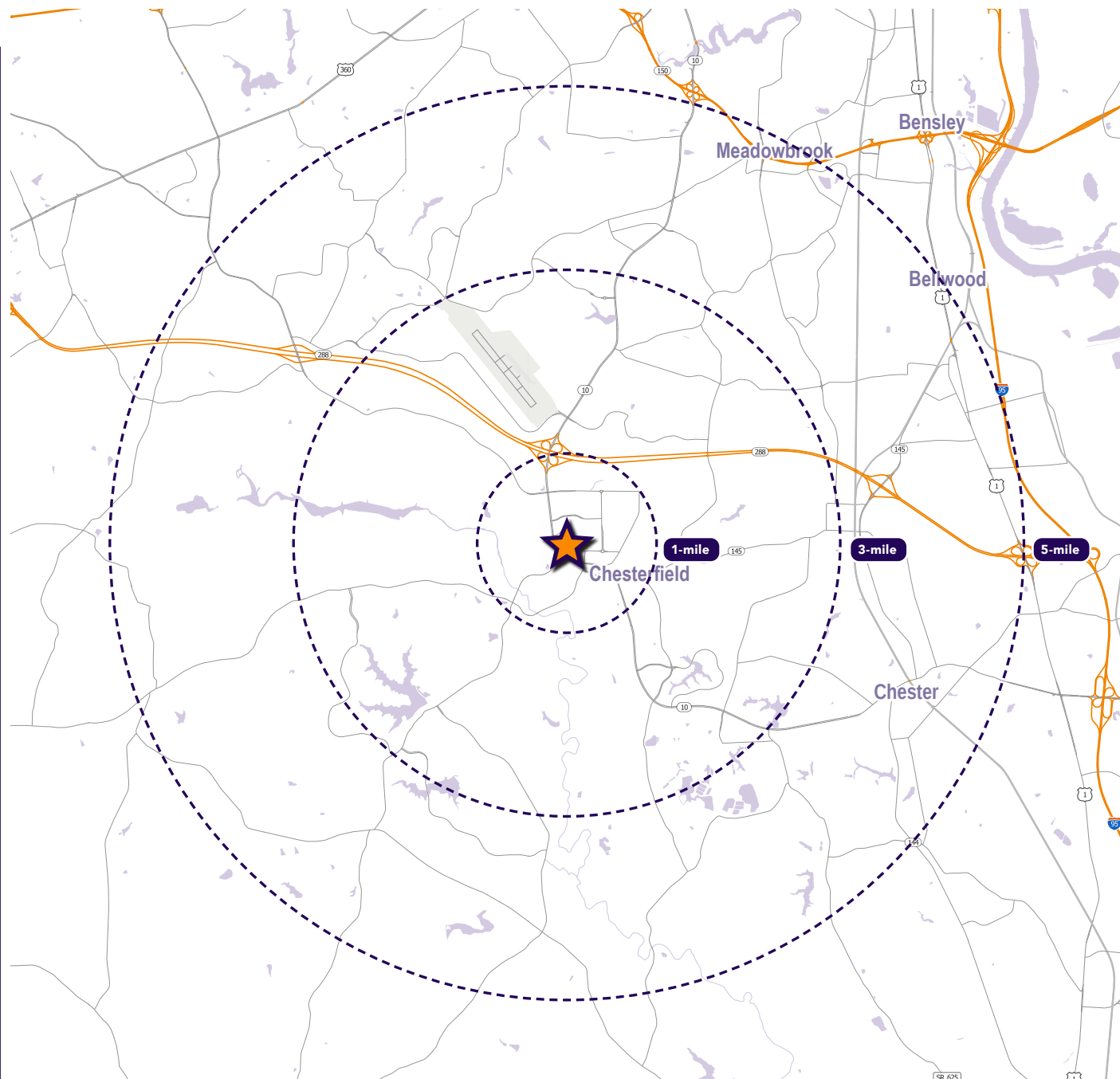
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