



Colliers

Ground Lease/ Build to Suit

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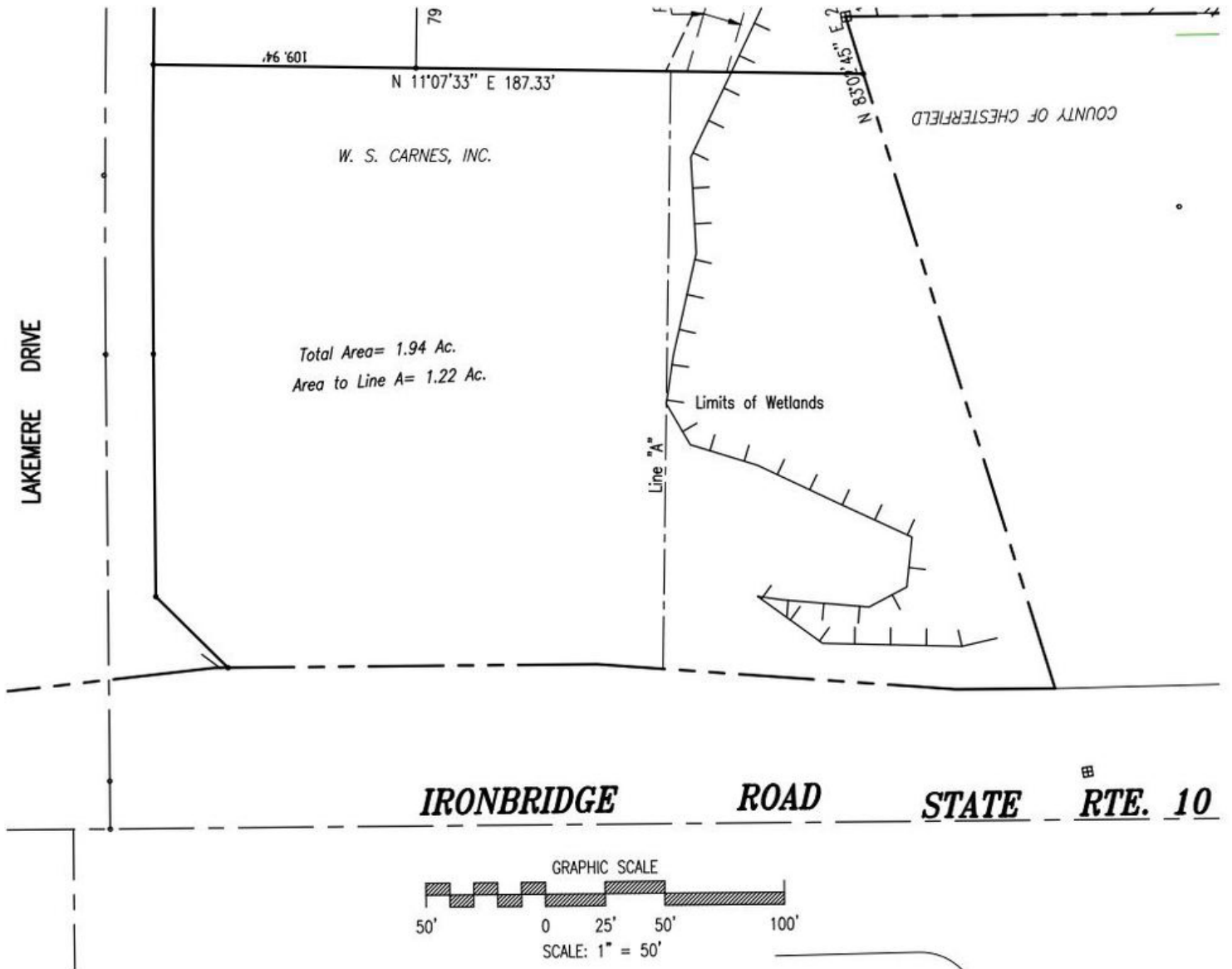
5501 Ironbridge Road Chesterfield, VA

Located on Ironbridge Road and Lakemere Drive in Chesterfield County, the 4th largest county in Virginia, with over 300,000 residents and growing.

- 1.94 total acres; 1.22 usable acres available
- Dense residential surrounding the site including Braxton, a 55+ age restricted community with 132 units
- Near Watermark Town Center, a 300-unit apartment development, as well as numerous other retailers such as Walmart, Food Lion and CVS
- 29,000 VPD - Rt. 10 and Ironbridge Road
- C-1 zoning

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Accelerating success.



Demographics



2022
population
6,792
(1 miles)

70,118
(3 miles)

145,518
(5 miles)



2022 Average
Household Income
\$70,372
(1 miles)

\$77,096
(3 miles)

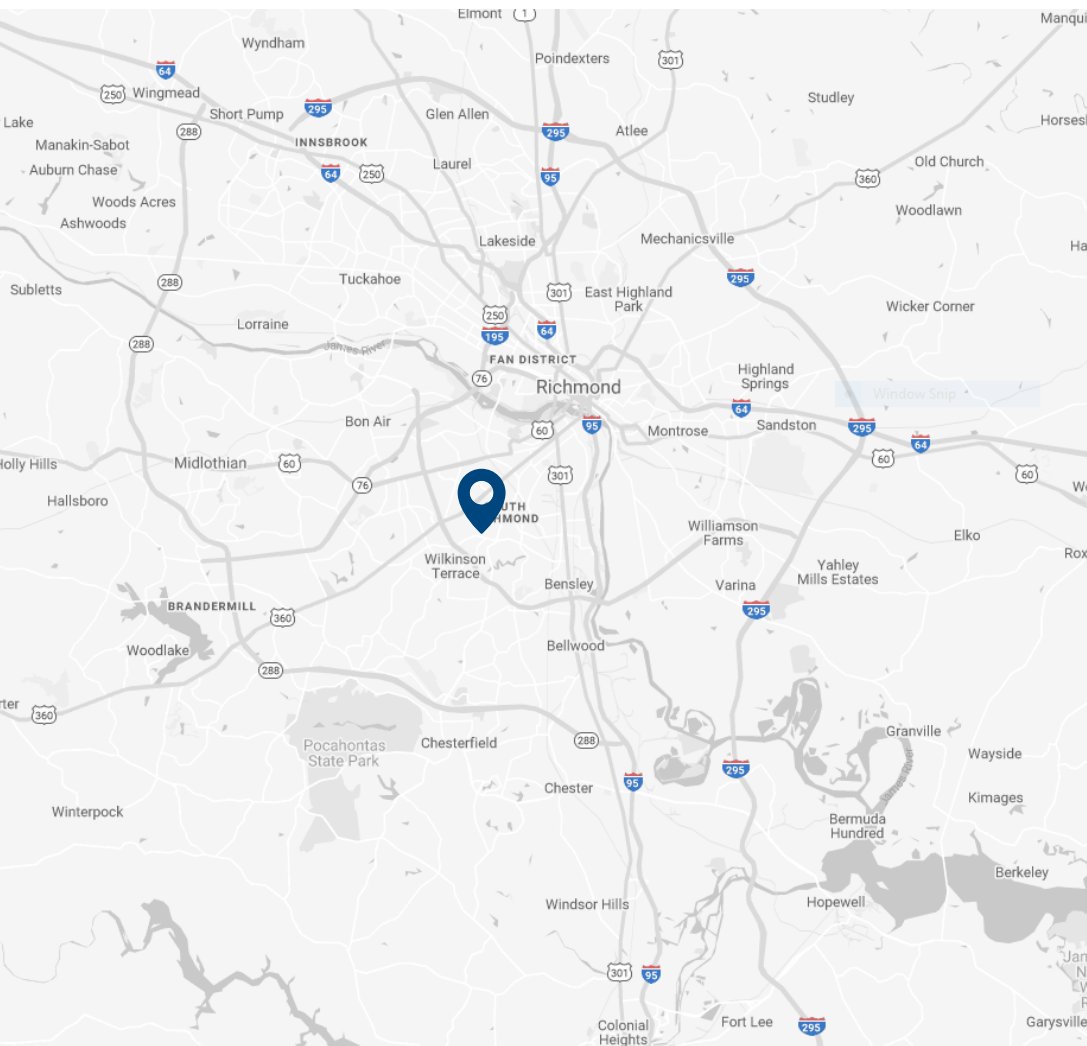
\$76,729
(5 miles)

Total
Households
2,636
(1 miles)

25,445
(3 miles)

53,479
(5 miles)

5501 Ironbridge Road



Contact us:

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