

FOR SALE

EXCELLENT LOCATION

Office Development Opportunity

10330 Memory Lane | Chesterfield, VA 23832



COMMONWEALTH COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 0.98± acre lot ready for development
- › Located in the Iron Bridge corridor, in proximity to Chesterfield government buildings
- › Ideal site for daycare, office, medical, and dental users
- › Traffic Count - 29,400 VPD
- › Sale Price: \$199,500

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,457	31,064	87,881
AVERAGE HH INCOME	\$67,549	\$88,174	\$88,057
DAYTIME EMPLOYEES	7,569	15,034	34,293

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Seller of this property. Information contained herein is deemed reliable but is not guaranteed.

LOCATION

The property provides an opportunity for development in the affluent and rapidly growing county of Chesterfield. The site sits directly off Iron Bridge Road, a major thoroughfare. The property is just one mile from Route 288, which provides quick access to I-95, Midlothian, downtown Richmond and more. The Iron Bridge submarket provides ample access to nearby shops, restaurants, and employers, including majority of Chesterfield government's offices, who employs roughly 4,500 people.



SURROUNDING RETAIL



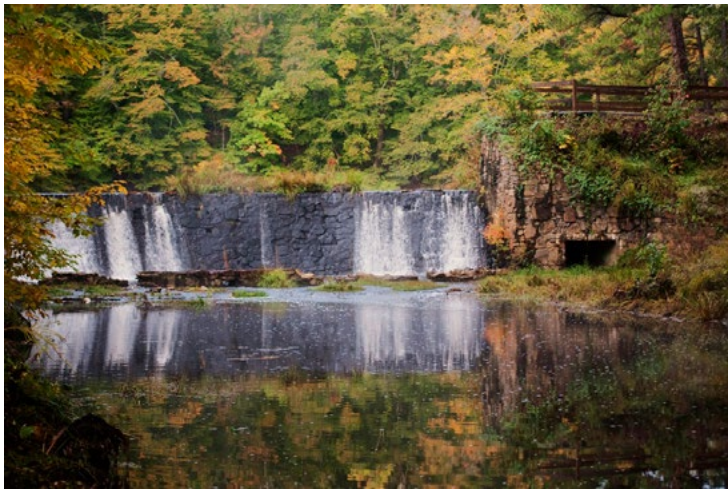
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MARKET OVERVIEW

CHESTERFIELD SNAPSHOT

CHESTERFIELD COUNTY TRULY HAS SOMETHING FOR EVERYONE, WITH A THRIVING COMMUNITY, TOP-RATED SCHOOLS, AND A VARIETY OF AMENITIES

More than 370,000 residents and more than 1,000 neighborhoods call Chesterfield home. With nearly 60 public parks and 4,000 acres of green space, Chesterfield County offers unlimited opportunities for visitors and residents to enjoy outdoor recreation and leisure. The county is home to many athletic complexes making Chesterfield County a perfect place to host major sporting events.



POCAHONTAS STATE PARK

One of the top 10 campgrounds in the country, is located near the property and includes 7,724 scenic acres.

CHESTERFIELD COUNTY IS A FIRST CHOICE COMMUNITY FOR RESIDENTS, BUSINESSES AND VISITORS IN WHICH TO LIVE, WORK, RAISE A FAMILY AND PLAY.



CHESTERFIELD COUNTY PUBLIC SCHOOLS BY THE NUMBERS

Chesterfield County is ranked in the top 20% of school districts in the state and is ranked among the top 3 in the Richmond MSA.

64,000

STUDENTS

67

SCHOOLS

\$965.2

MILLION BUDGET

100%

ACCREDITED



IRONBRIDGE SPORTS PARK

Only 2 miles away is year-round sporty destination featuring an 18-hole mini-golf course and a two-tier driving range.



HARRY G. DANIEL PARK AT IRON BRIDGE

187-acre park is conveniently located in central Chesterfield across from the county airport off of Route 288. The park is also located next to The First Tee golf course.