





MORE INFORMATION:



Medical Park Features

- Located at Route 288 and Iron Bridge Road
- Up to 5.5 acres or 60.000 RSF
- Build to suit or lease opportunities from 2,500 60,000 RSF
- Building ownership from 6,000 60,000 SF
- Ample parking
- 124 acre mixed use environment
- School systems nearby include (5,000 plus students):
 - LC Bird High School
 - OB Gates Elementary School
 - Chesterfield Technical Center
 - Salem Church Elementary School
 - Salem Church Middle School
- Lucy Cure Village long term facility located across from **Courthouse Landing**
- Chesterfield Courts and Administrative Campus 4,000 daytime employees
- Join Chik-fil-A, Panera Bread, Sheetz, Panda Express, VA Credit Union, First Bank, Starbucks, Five Guys, TownePlace Suites, 300 MF Units by Edward Rose, 184 Townhome/Condos by **Stanley Martin**
- Area medical VCUHS Surgery Center future hospital and HCA **Emergency Center**
- Area retail includes WalMart, Kroger, Chipotle, FirstWatch, CVS Walgreens, Food Lion































MORE INFORMATION:

AVAILABLE

Medical Office at Centercourt



MIDominion

JEFF DOXEY, CCIM 804 363 0332 jeffdoxey@naidominion.com CHRIS RICE 804 513 6162 chrisrice@naidominion.com COURTHOUSE RD
WILL EXTEND THROUGH TO
SALEM CHURCH RD

AVAILABLE

Medical Office at Centercourt

MIDominion



DEVELOPMENT HIGHLIGHTS

- New 124-acre Mixed-Use Development
- Excellent access and visibility at Rt 288 and Iron Bridge Road
- Prime location at Chesterfield County Courthouse
- 2 Signalized access points
- 5 Acre Medical Office Park
- Delivery 2025 & 2026
- · Road widening at intersection complete

PROJECT

MEDICAL OFFICE COURTHOUSE LANDING VA
OUTPARCELS & COURTHOUSE LANDING VA

OUTPARCELS & RETAIL (5 Acres)

116 ROOMS TOWNEPLACE SUITES

300 UNITS

EDWARD ROSE & SONS

184 UNITS STANLEY MARTIN

2024 DEMOGRAPHICS RADIUS

Total Population

3 miles: 34,031 5 miles: 105,876

Median Household Income

3 miles: \$75,951 5 miles: \$71,156

Average Household Income

3 miles: \$93,296 5 miles: \$89,024

Traffic Counts

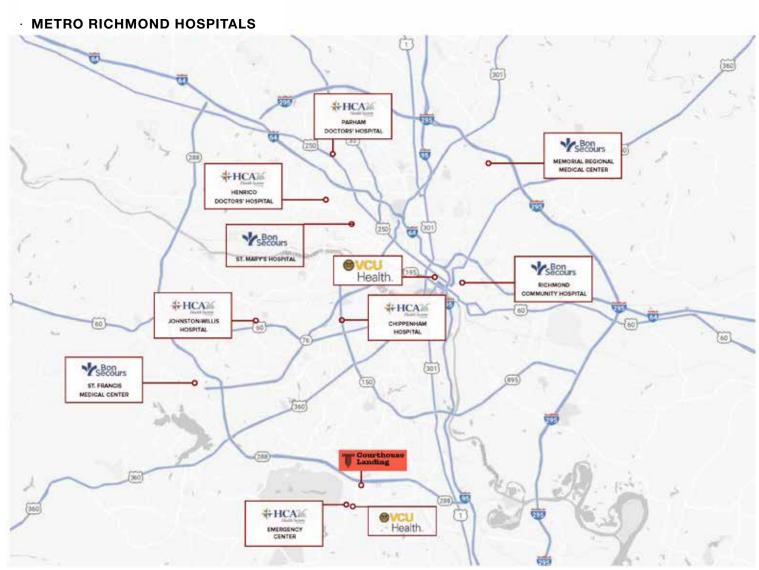
RT 288: 58,000 AADT / 52,000 VPD RT 10: 57,000 AADT / 53,000 VPD

For more information regarding this property:

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MORE INFORMATION: