

# FOR LEASE

EXCELLENT LOCATION

## Branders Creek Corner

12236 - 12260 Branders Creek Drive | Chester, VA 23831



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



### PROPERTY HIGHLIGHTS

- › 3,497± SF Endcap, former dance studio with open plan
- › 2,200± SF Former restaurant space, included walk-in refrigerator, hood, and commercial kitchen sink
- › 5,306± SF fully-equipped medical suite (previously Interventional Pain & Spine Specialists)
- › Building and Pylon Signage available
- › Excellent “neighborhood retail” location with several restaurants, shopping and childcare nearby
- › Signalized access from Iron Bridge Road (Route 10)
- › **LEASE RATE: \$21.50/NNN**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 POPULATION	3,422	28,191	65,592
AVG HH INCOME	\$94,916	\$92,453	\$91,314
DAYTIME EMPLOYEES	7,943	15,860	29,692

### FOR MORE INFORMATION:

#### TUCKER DOWDY, SIOR

Senior Vice President | Partner  
804-228-4932

[tdowdy@commonwealthcommercial.com](mailto:tdowdy@commonwealthcommercial.com)

#### RUSSELL WYATT

Senior Vice President | Partner  
804-433-1817

[rwatt@commonwealthcommercial.com](mailto:rwatt@commonwealthcommercial.com)

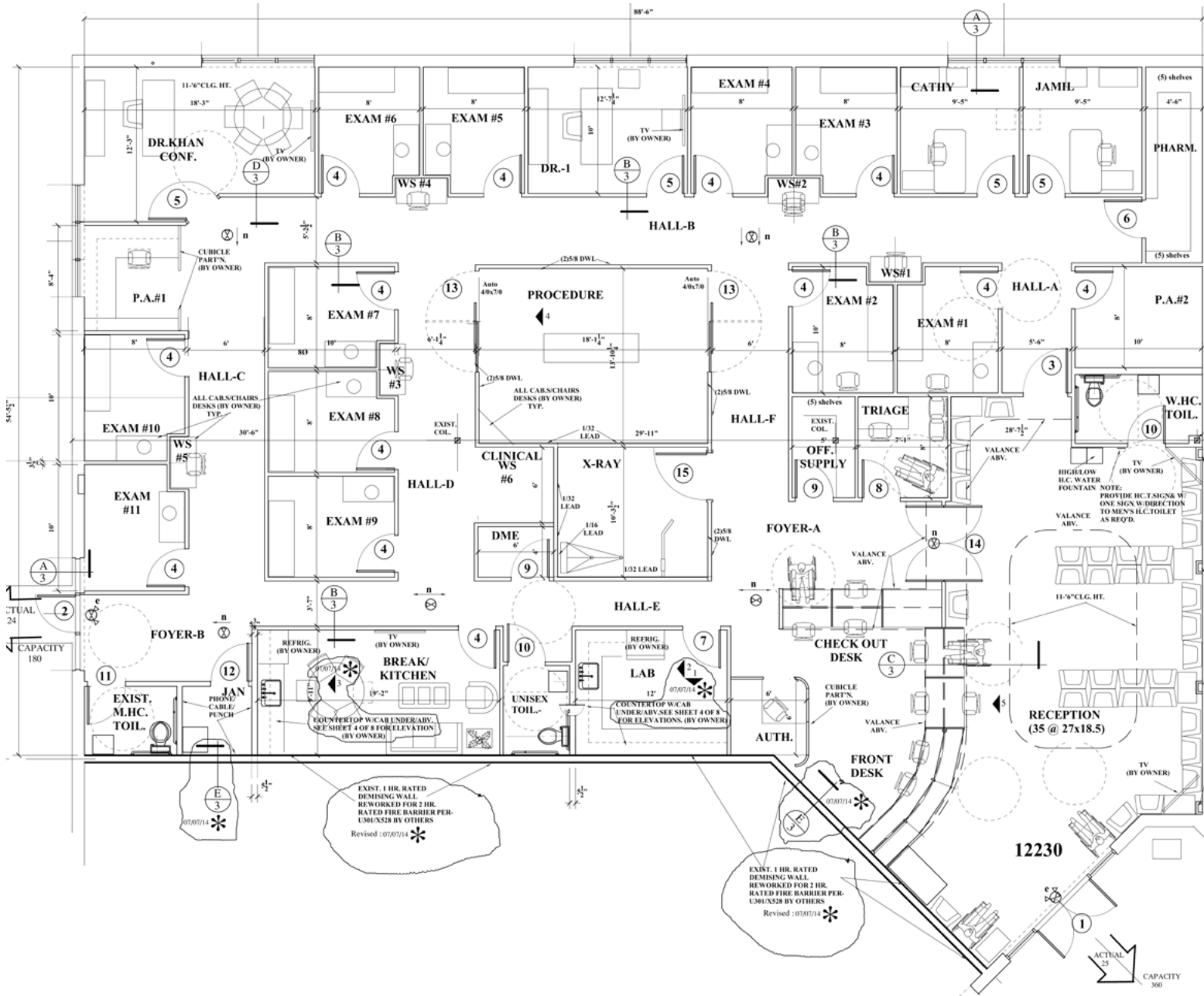
Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

# SITE PLAN



# FLOOR PLAN

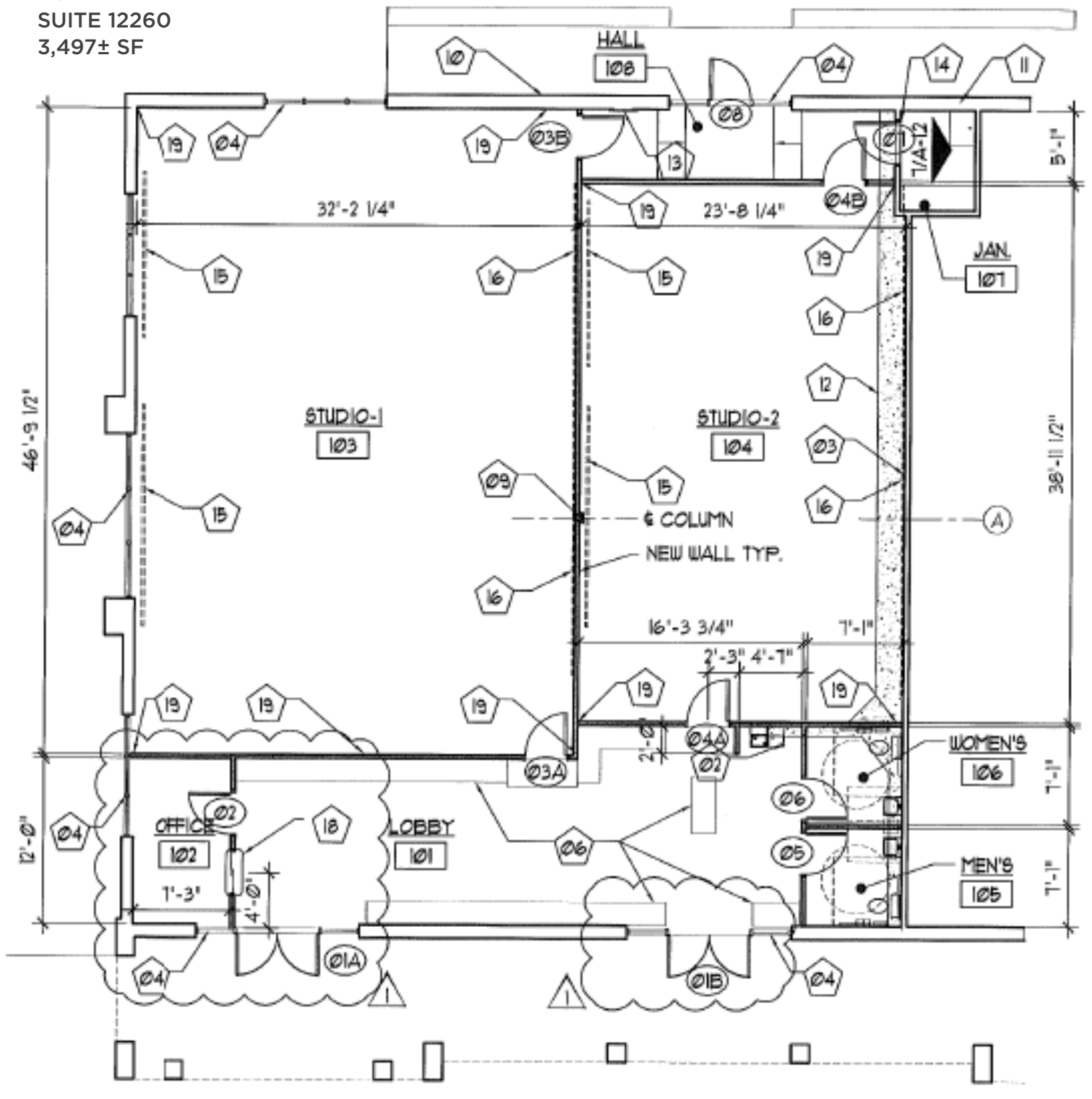
AVAILABLE  
SUITE 12230  
5,306± SF



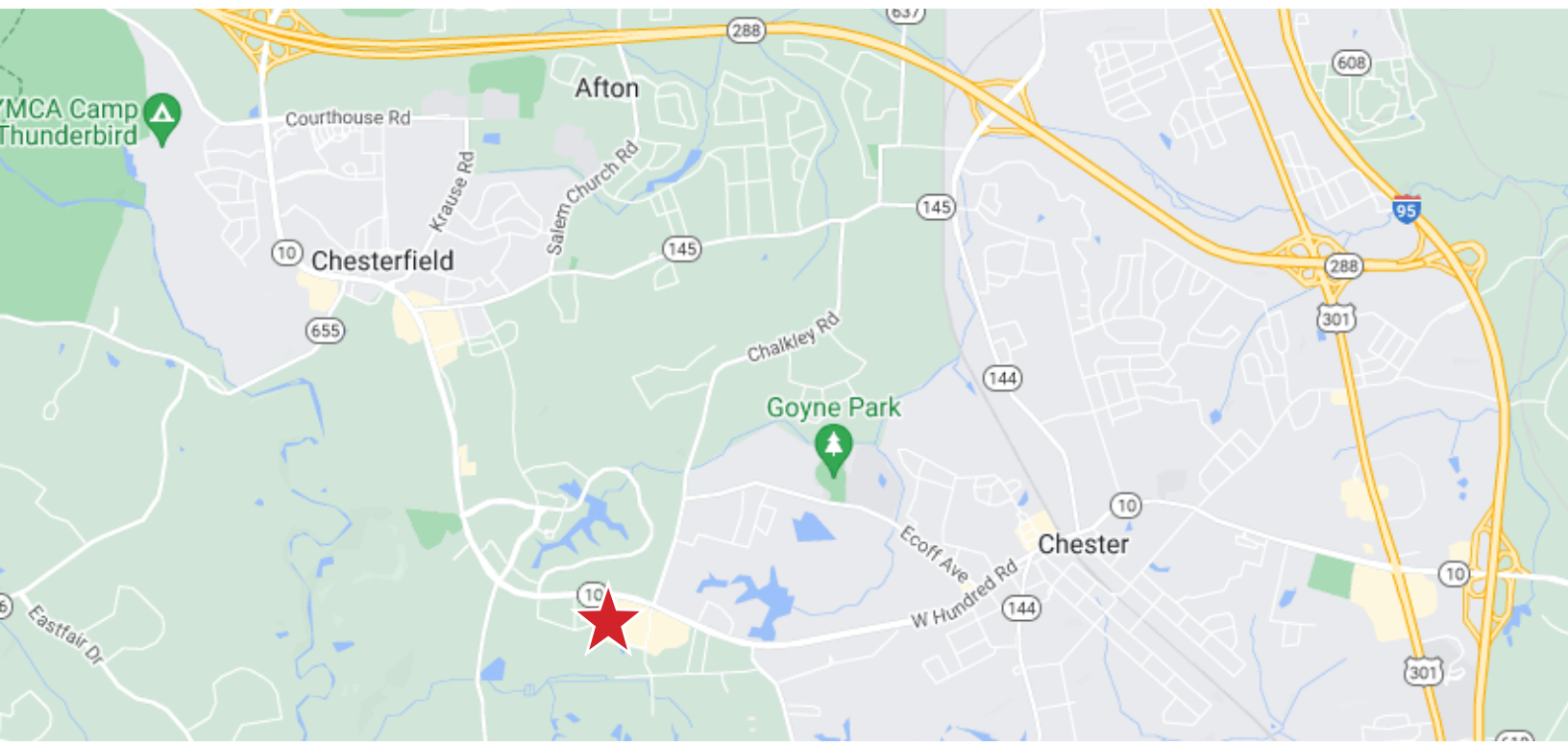


# FLOOR PLAN

AVAILABLE  
SUITE 12260  
3,497± SF



# LOCATION IS EVERYTHING



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