

COGBILL & IRON BRIDGE RD


CHESTERFIELD, VA | CHESTERFIELD COUNTY



**2 ACRES AVAILABLE
USE: HOTEL**

**RESIDENTIAL
COMING SOON**

**1 ACRE AVAILABLE
USE: DRIVE THRU
(FREESTANDING BUILDING)**



GOOGLE MAP VIEW

MARKET AERIAL

HIGHLIGHTS

- Prominent corner location at Iron Bridge Road (VA-10) & Cogbill Road, with strong daily traffic counts.
- Large and growing residential base within a 3-5 mile radius.
- Signalized intersection with multiple access points from both Iron Bridge Rd and Cogbill Rd.
- Directly adjacent to Courthouse Landing, a 124-acre mixed-use project bringing new residential, retail, and commercial space to the corridor.

PAD SITES AVAILABLE

32,050 VPD

4,020 VPD



MEADOWBROOK HIGH SCHOOL

HOPKINS RD ELEMENTARY SCHOOL



DEMOGRAPHICS



Demographics

Cogbill Rd & Iron Bridge Rd, Richmond, Virginia, 23234

Drive time of 15 minutes

KEY FACTS

294,148

Population



Average Household Size

36.9

Median Age

\$74,095

Median Household Income

EDUCATION

10%

No High School Diploma



28%

High School Graduate



26%

Some College



36%

Bachelor's/Grad/Prof Degree

BUSINESS



10,086

Total Businesses



176,300

Total Employees



326,521

2023 Total Daytime Population (Esri)

INCOME



\$74,095

Median Household Income



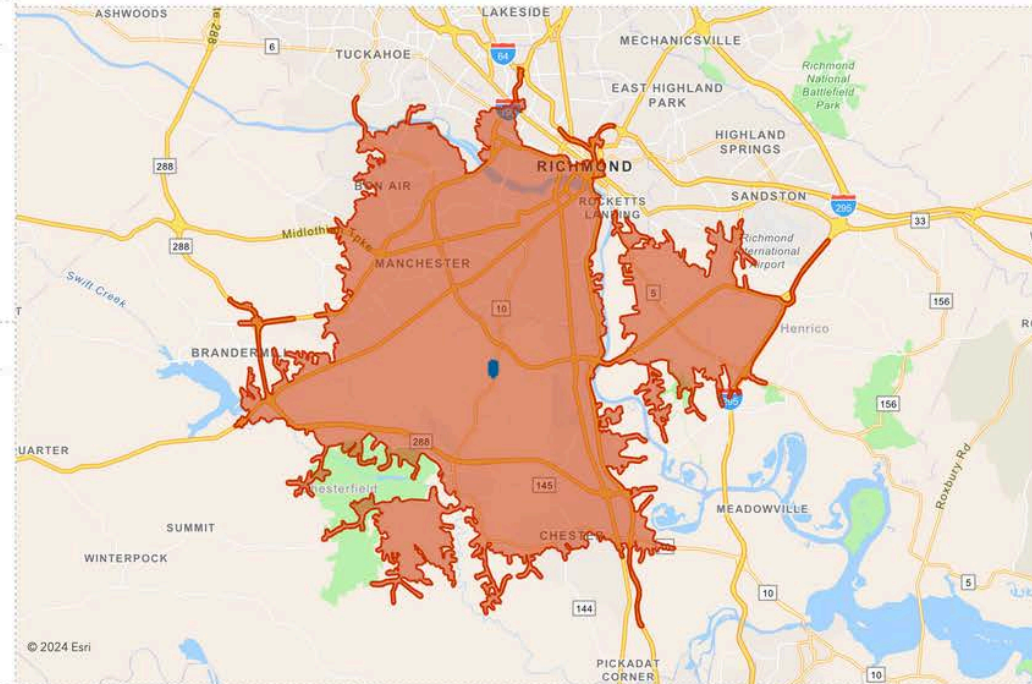
\$40,637

Per Capita Income



\$145,887

Median Net Worth



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029.

© 2024 Esri