



11001 IRON BRIDGE ROAD, CHESTER, VA 23831

IRONBRIDGE ROAD PROPOSED RETAIL



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

IRONBRIDGE PAD SITES

11001 IRON BRIDGE ROAD, CHESTER, VA 23831

PROPERTY SUMMARY



PROPERTY DESCRIPTION

New retail strip center to be built in the region's top growth corridor of Chesterfield County. Up to 6,000 sf, including an end cap with drive thru, will be available with full access and a dedicated turn lane off Ironbridge Road. The site benefits from high visibility and proximity to the Chesterfield Court House, VCU's under construction 100,000 sf medical center, the Nash Road extension project, and multiple residential developments. Join Starbucks, Chipotle, Waffle House, Kroger, Aldi, Wawa, First Watch + more along the Route 10 dominant retail node.

PROPERTY HIGHLIGHTS

- Delivery Date: Q2 2027
- Ironbridge Rd - 25,000 VPD
- Zoning: C3
- Drive-thru end cap

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 6,000 SF
Lot Size:	+/- 1.5 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,763	11,242	29,740
Total Population	4,053	30,107	83,029
Average HH Income	\$97,643	\$110,783	\$109,902

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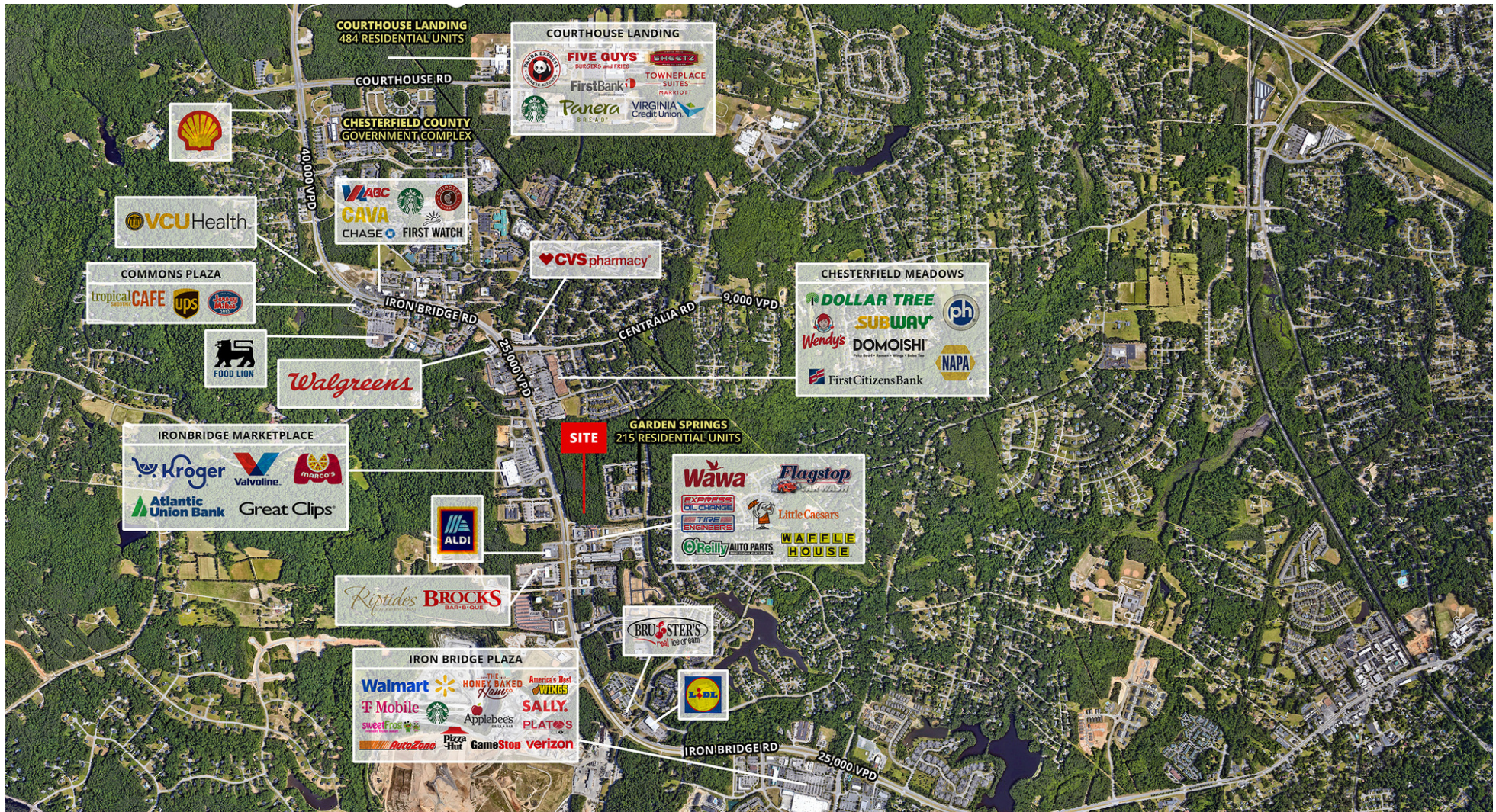
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REAL ESTATE, INC.



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MARKET AERIAL



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MARKET AERIAL // 4

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IRONBRIDGE PAD SITES

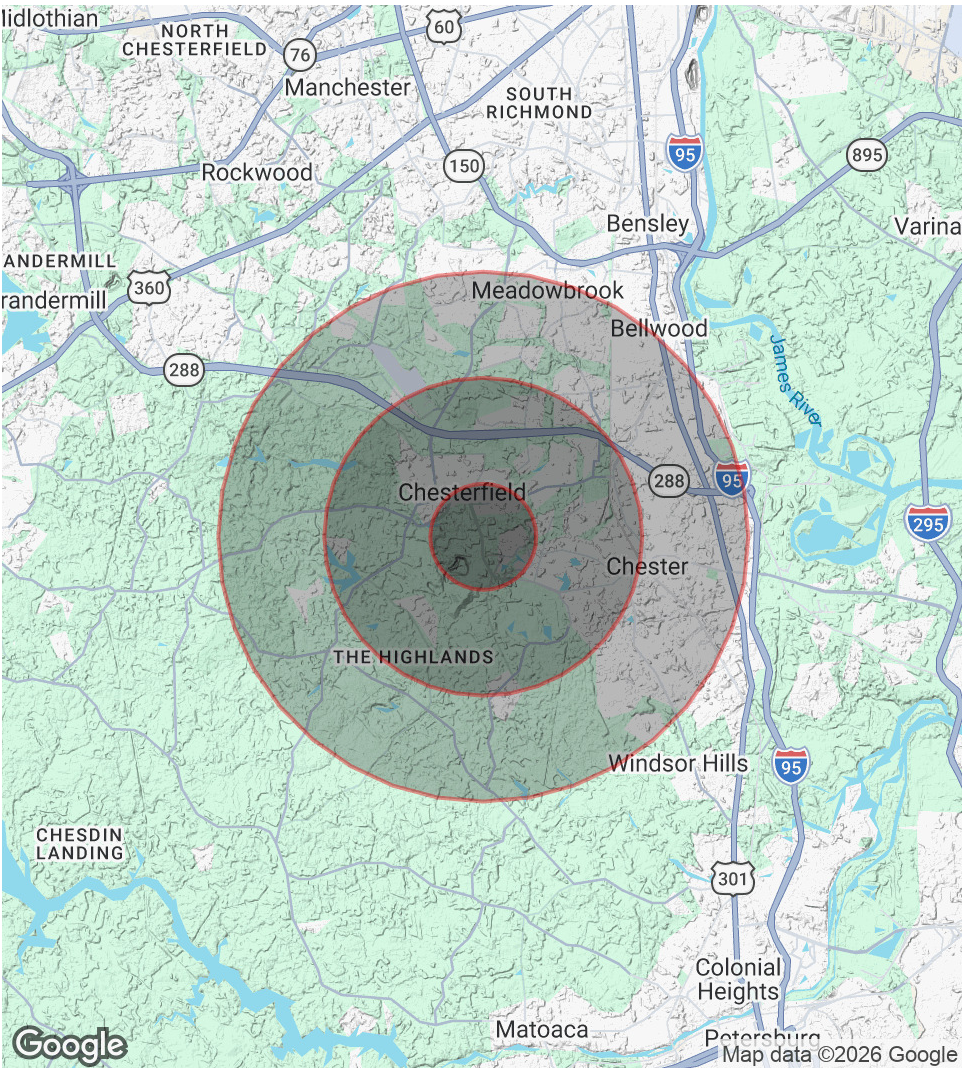
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,053	30,107	83,029
Average Age	35.6	39.5	38.6
Average Age (Male)	35.0	37.1	37.1
Average Age (Female)	42.8	42.8	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,763	11,242	29,740
# of Persons per HH	2.3	2.7	2.8
Average HH Income	\$97,643	\$110,783	\$109,902
Average House Value	\$310,478	\$328,781	\$316,608

2023 American Community Survey (ACS)





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