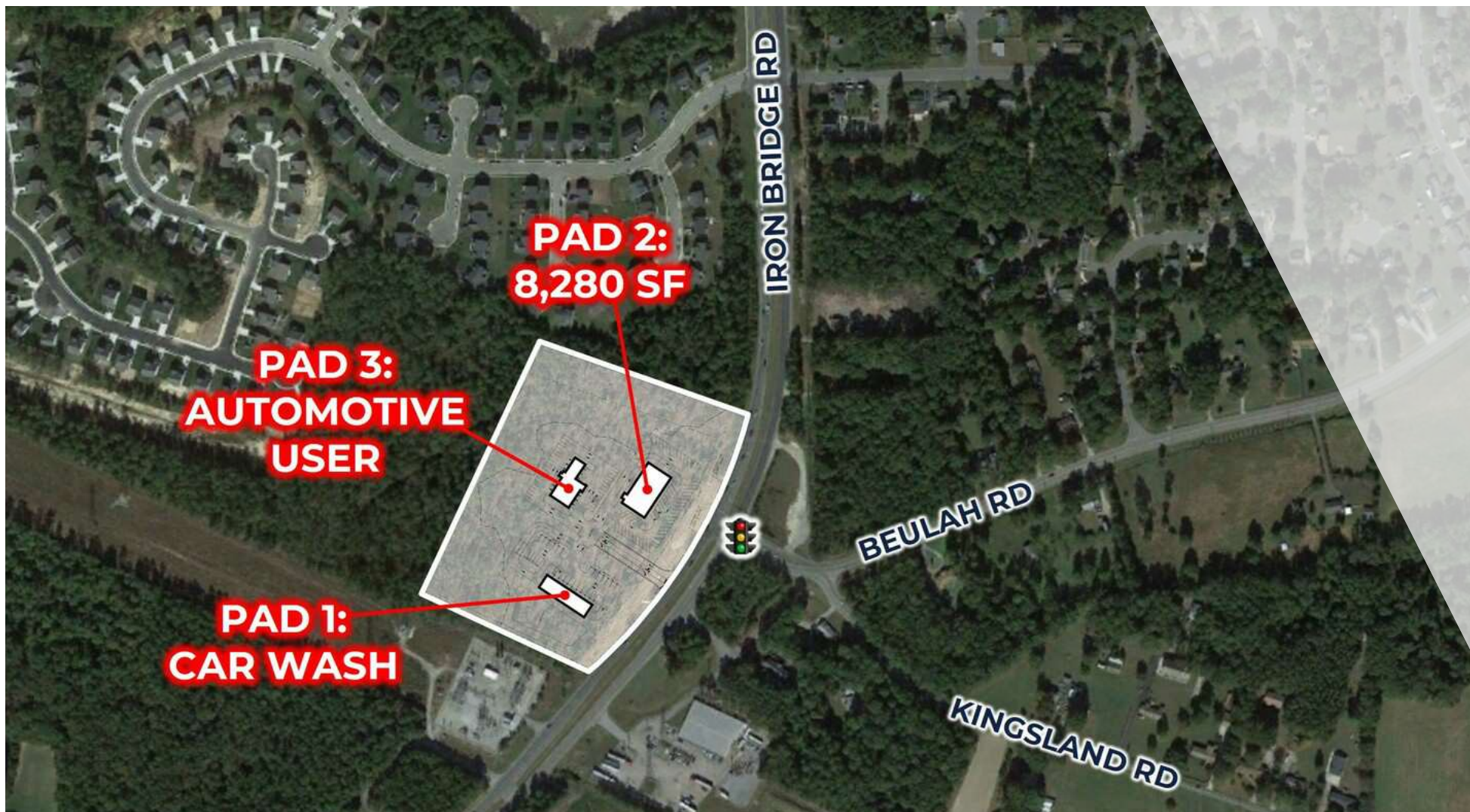


# FOR SALE

3 RETAIL PAD SITES AVAILABLE  
7340-7350 Iron Bridge Road | Richmond, VA 23237



S.L. NUSBAUM  
REALTY CO.



**NATHAN SHOR**  
Senior Vice President  
O. 804.944.2399  
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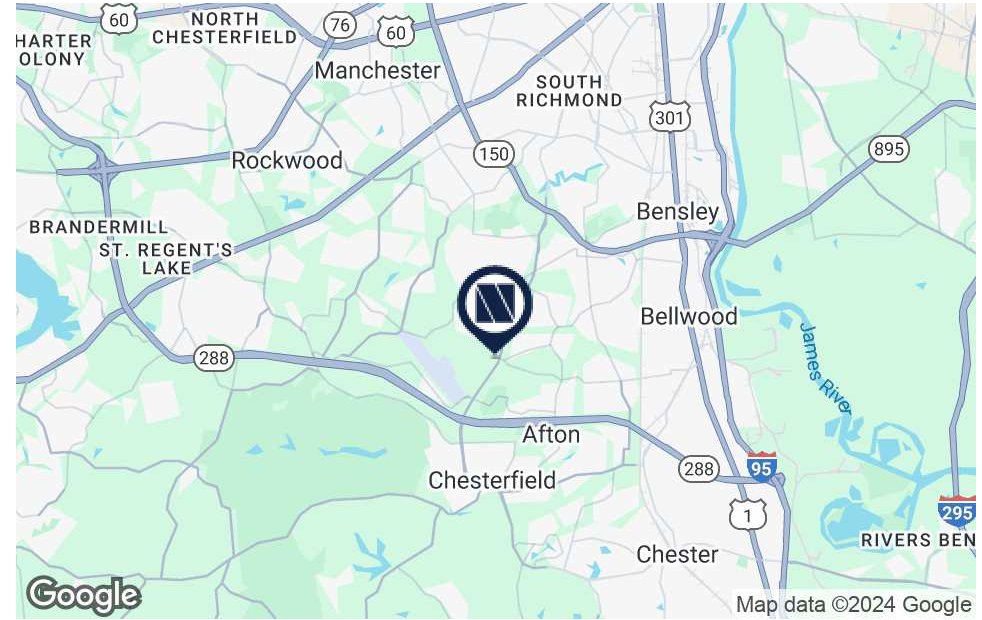
PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

# PROPERTY SUMMARY

3 RETAIL PAD SITES AVAILABLE  
7340-7350 Iron Bridge Road | Richmond, VA 23237



S.L. NUSBAUM  
REALTY CO.



## OFFERING SUMMARY

Sale Price:	Pad 1: Car Wash - \$1,250,000
	Pad 2: w/ Drive-Thru - \$850,000
	Pad 3: Automotive User - \$1,000,000
Zoning:	C3

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,807	45,382	122,212
Total Households	1,821	16,220	45,429
Average HH Income	\$94,935	\$94,389	\$89,331

## PROPERTY OVERVIEW

### Three Retail Pad Sites Available

### PROPERTY HIGHLIGHTS

- 27,000 vehicles per day on Iron Bridge Road
- Adjacent to Watermark Town Center/Walmart
- 1,250 homes to be built

# SITE PLAN

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REALTY CO.



# TRADE AREA

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# CONTACT INFORMATION

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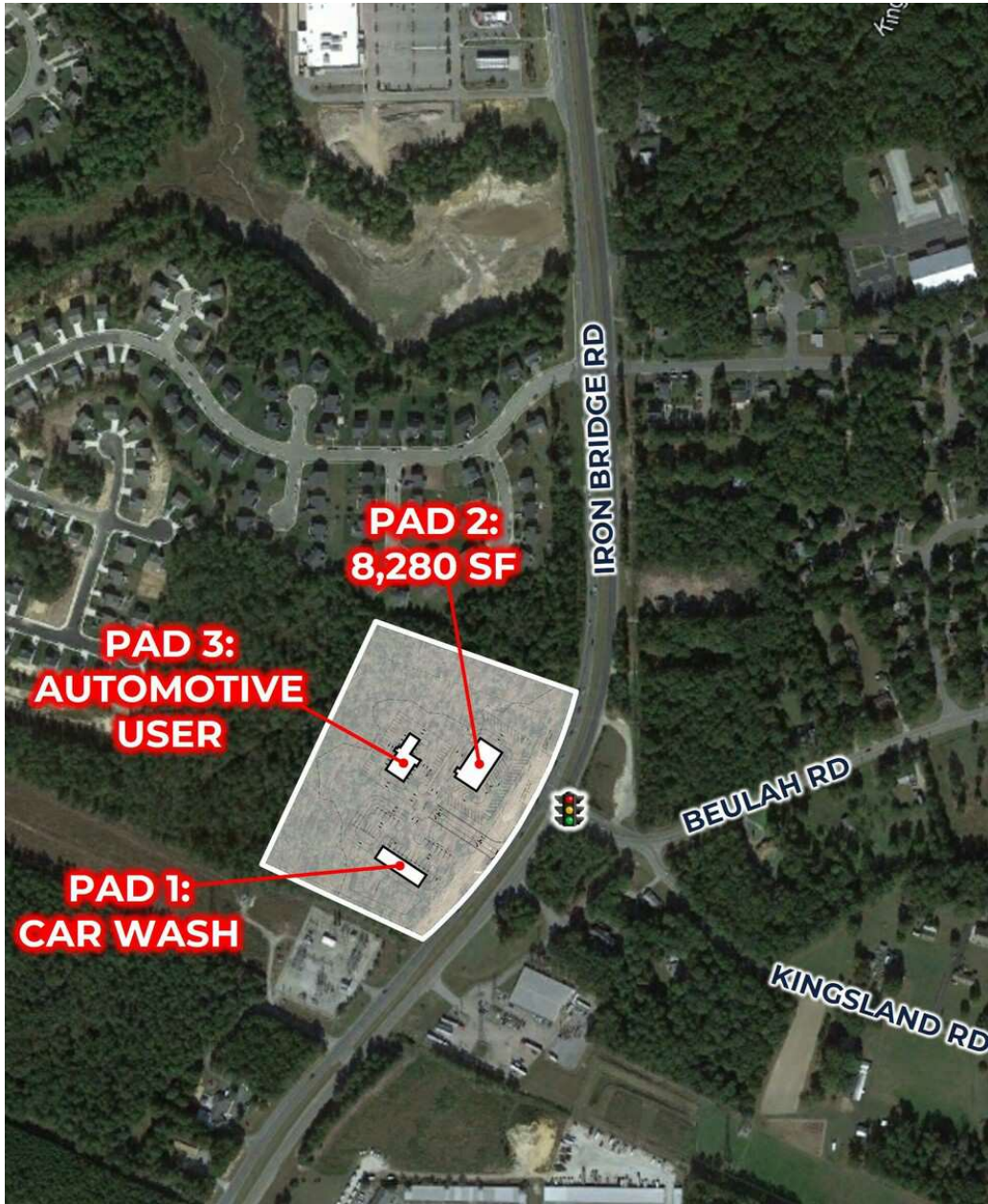
## NATHAN SHOR

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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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