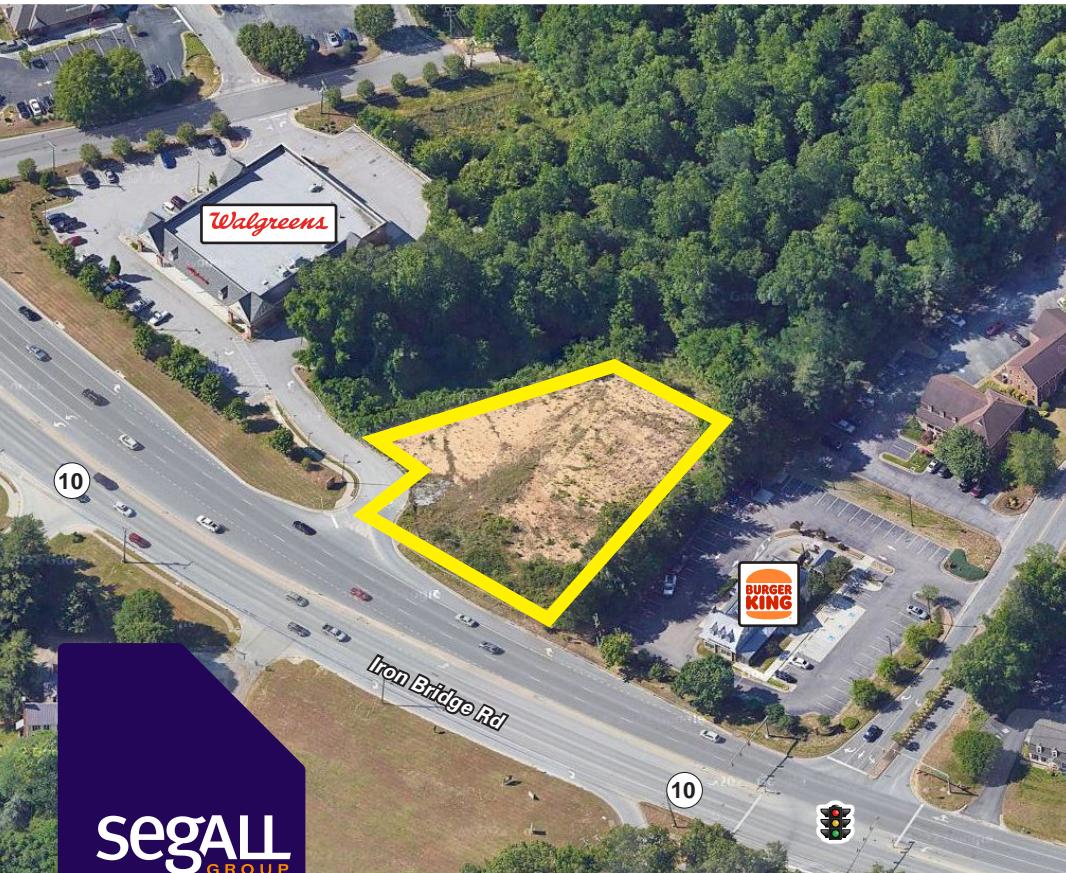


GROUND LEASE OR BUILD TO SUIT



10200 Iron Bridge Road

Chesterfield, VA 23832

Overview

Situated along the high-traffic Iron Bridge Road corridor, 10200 Iron Bridge Road is a 1.06-acre pad site offering outstanding visibility, access, and development potential in one of Chesterfield County's most active commercial hubs. Zoned C-3, the property supports a wide range of commercial uses—including drive-thru operations. The site features a dedicated right-in/right-out directly on Iron Bridge Road, complemented by full signalized access via Centralia Road, providing excellent ingress and egress for both daily commuters and destination traffic. With public utilities available at the site and flexible site configuration potential, the parcel is well-positioned for immediate development.

Quick Facts

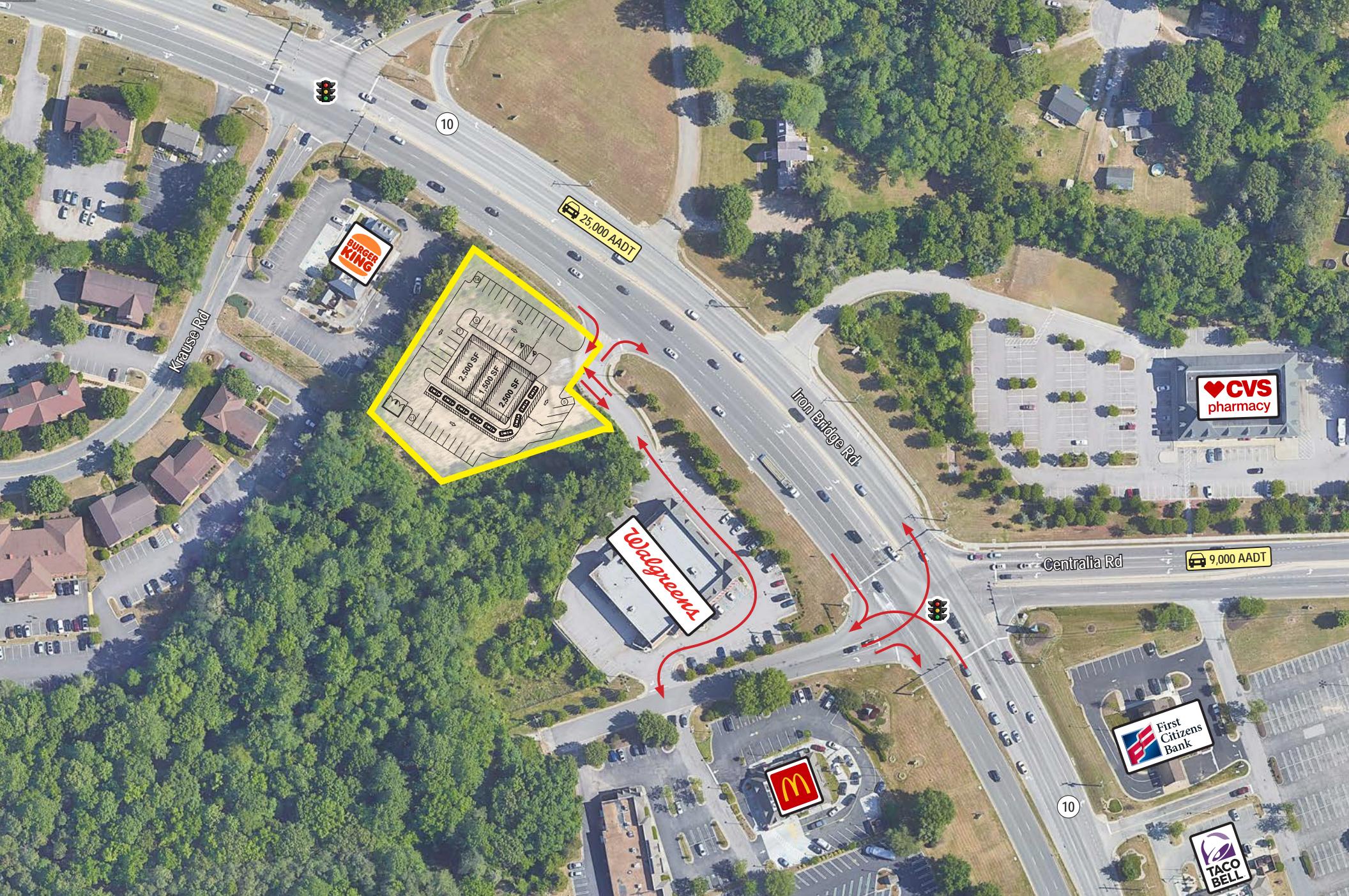
Availability	Ground Lease or Build to Suit
Size	Up to 6,500 square feet
Rental Rate	TBD
Utilities	On Site
Zoning	C-3
Nearby Tenants	     

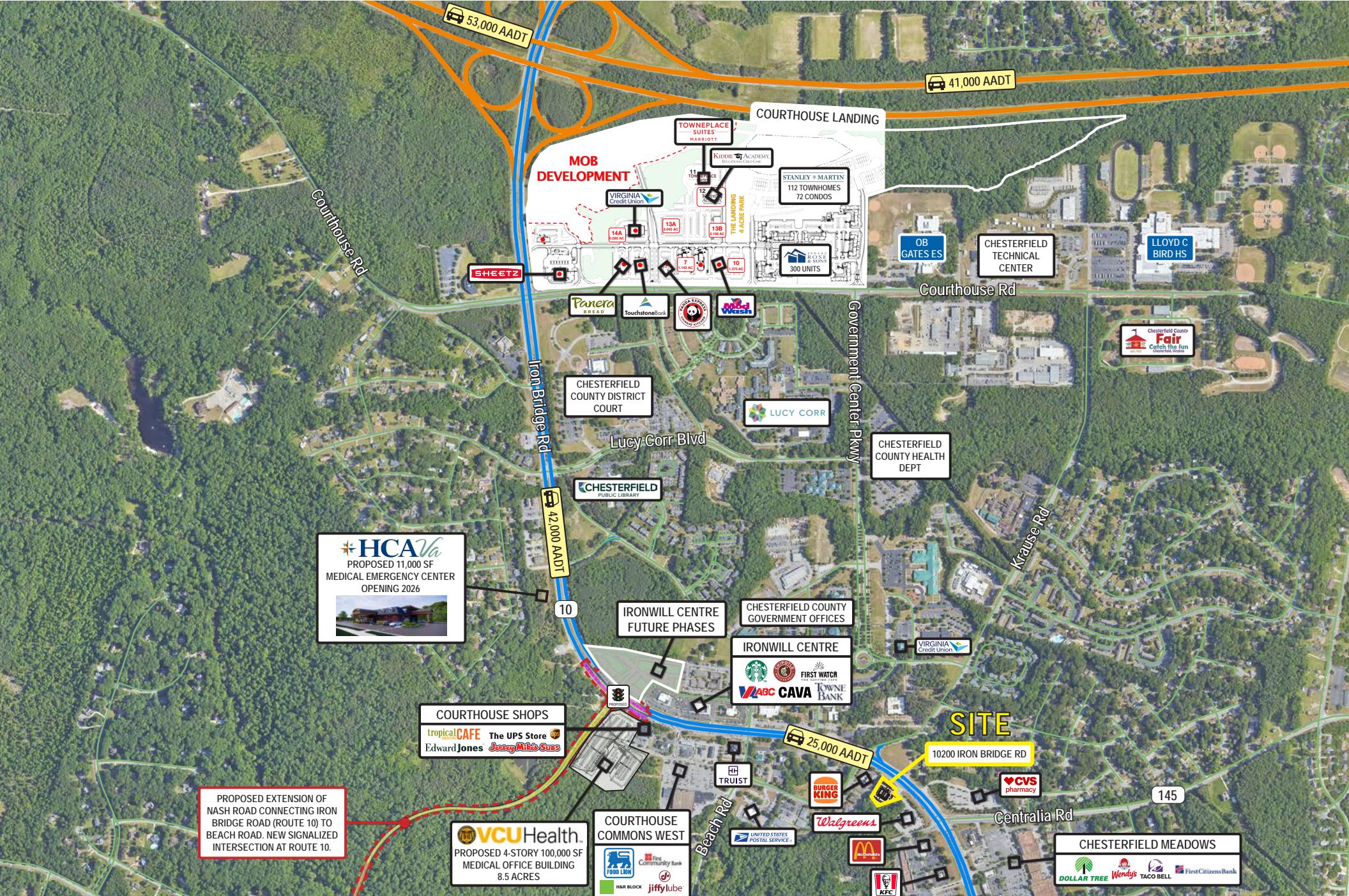
2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,573	30,898	88,071
 HOUSEHOLDS	1,769	11,508	32,711
 AVG. HH INCOME	\$88,193	\$112,617	\$105,497
 DAYTIME POPULATION	11,092	31,249	81,162
 TRAFFIC COUNT	25,000 AADT (Iron Bridge Rd)		9,000 AADT (Centralia Rd)

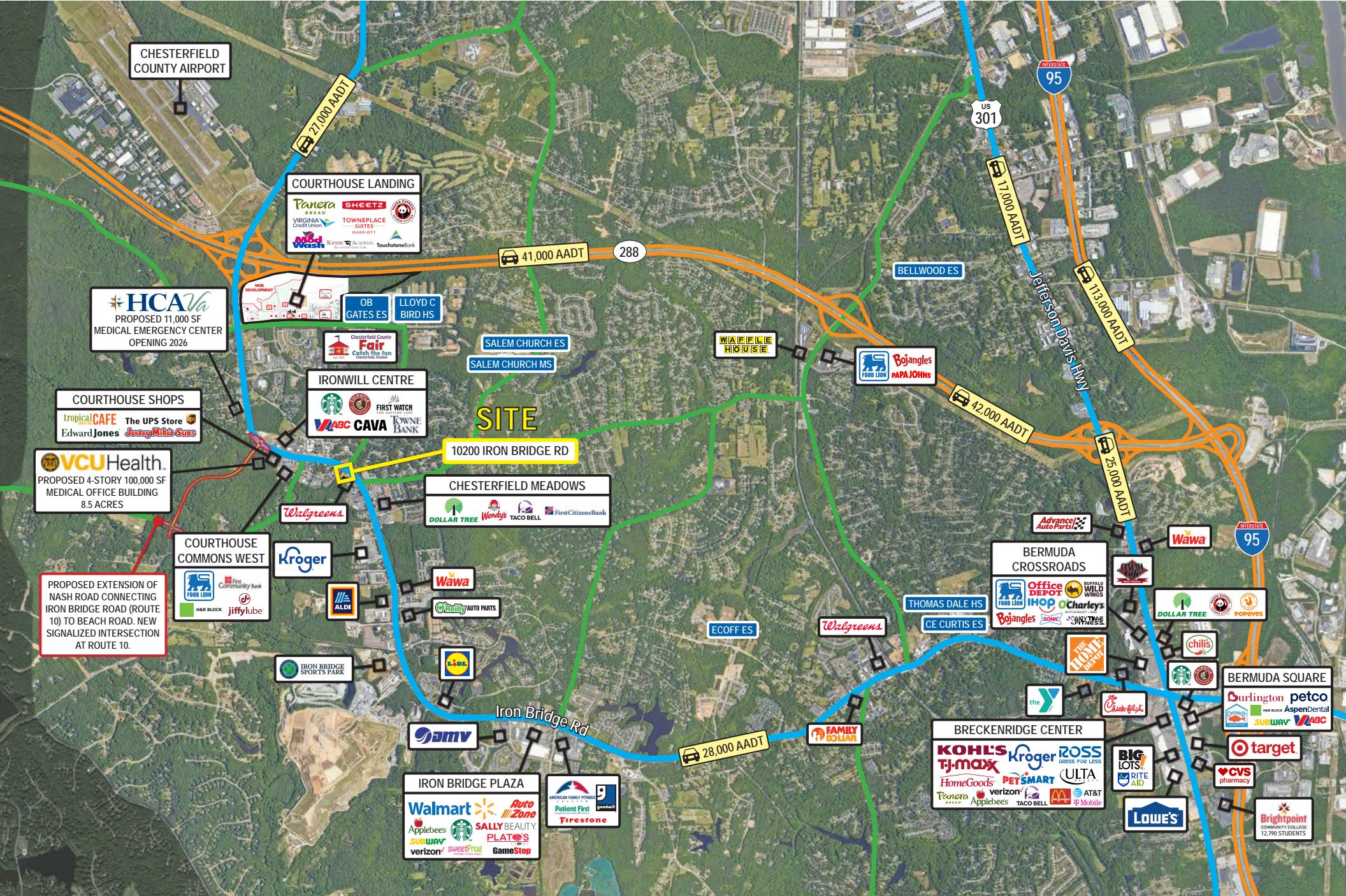


Concept Plan

10200 Iron Bridge Road / Chesterfield, VA 23832



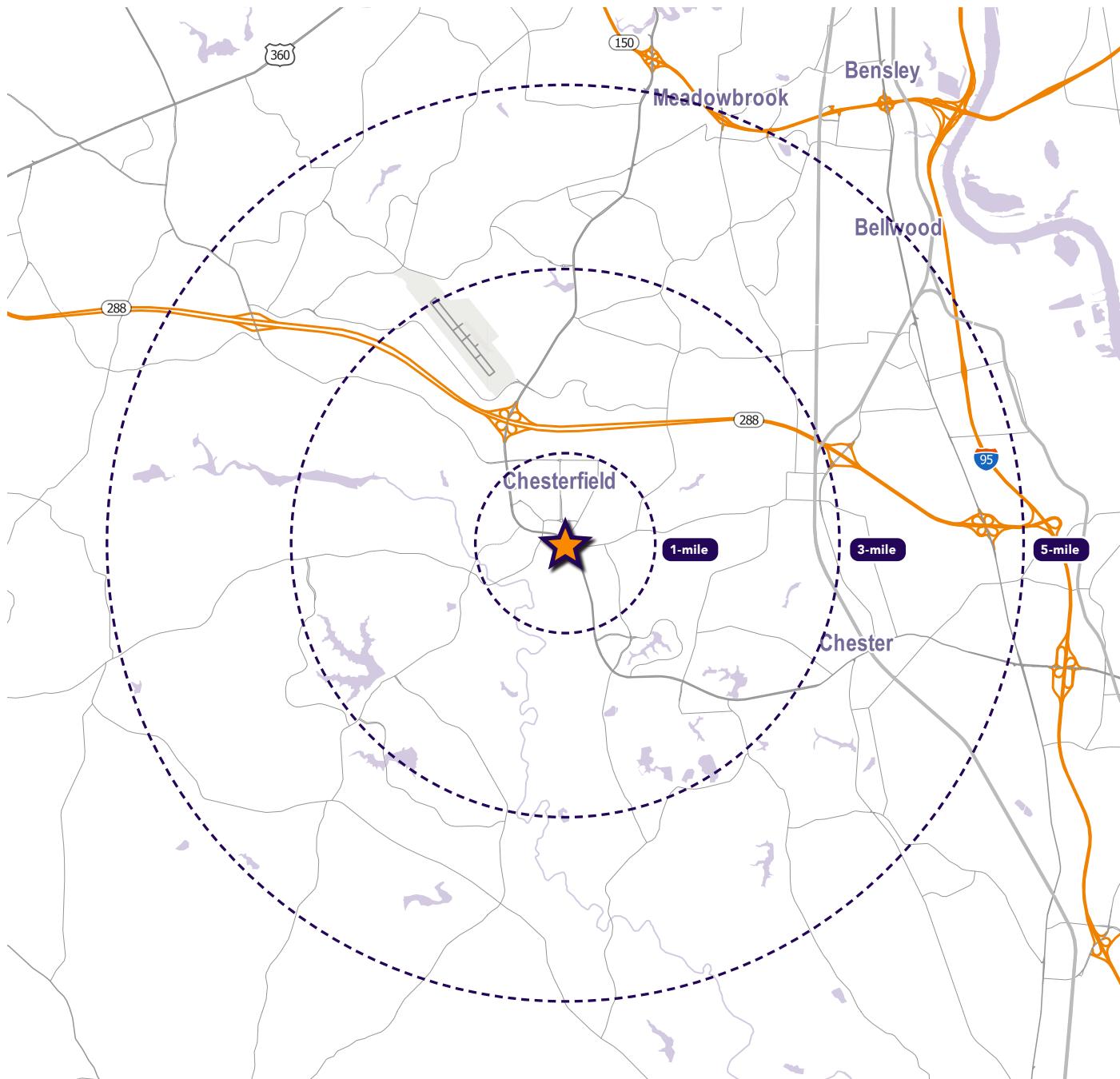




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