

Freestanding Retail

Junior Box Opportunity | 41,117 Sq. Ft.

7000 Iron Bridge Road | Richmond, VA 23234 | Store #3892



Property Overview

- + 41,117 Sq. Ft. on 5.67 Acres
- + Sublease opportunity at a former Walmart Neighborhood Market
 - \$16.85 PSF
 - Expires 09/08/2030
- + Built in 2015
- + Zoned C-3
- + Fueling station pad available for lease with anchor or separately
- + The ceiling height in the front part of the building is 15'11" and the ceiling height towards the rear of the building is 13'
- + Chesterfield is ranked #1 in population growth in the state of Virginia

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Sublease

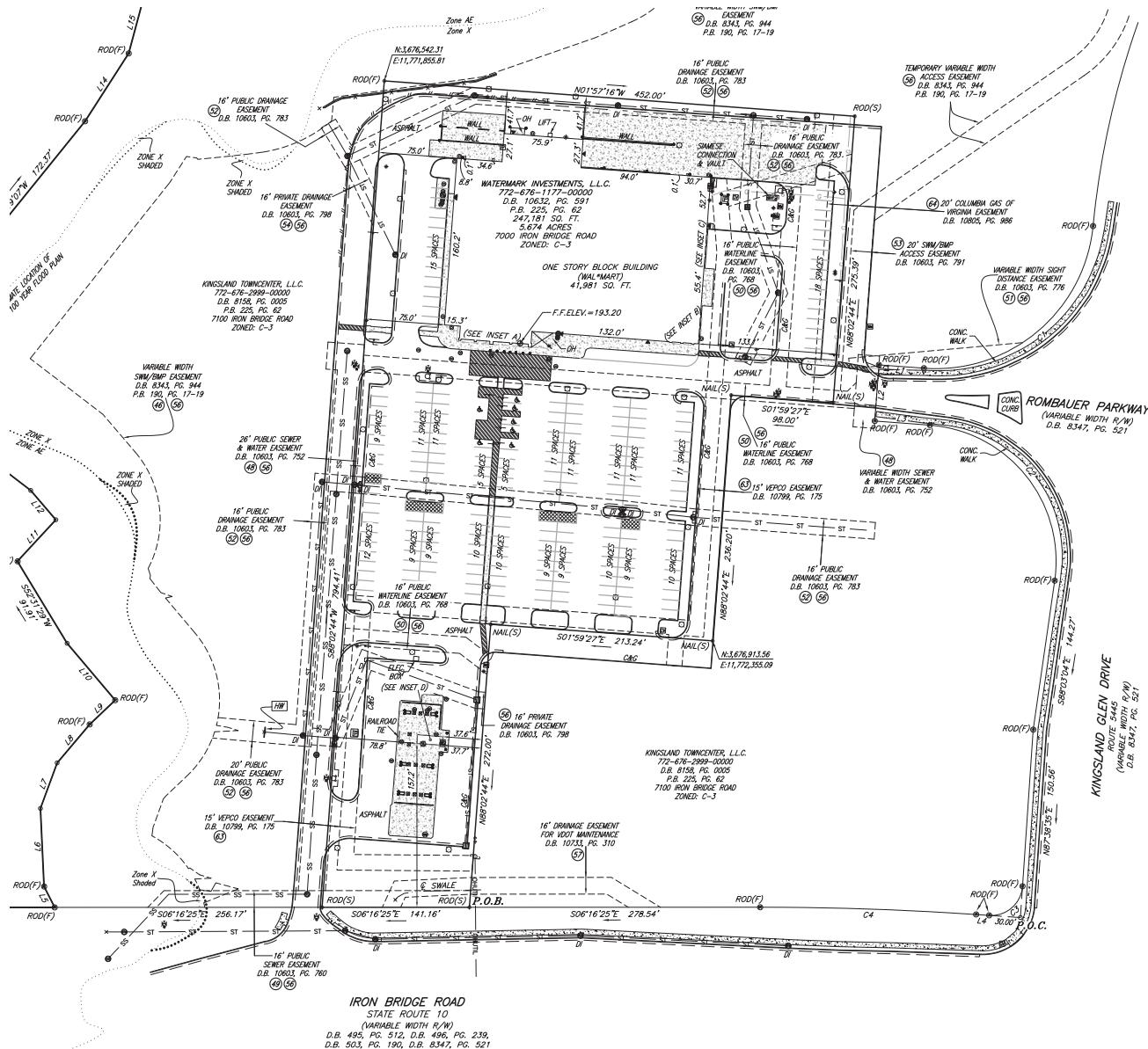
Property Photos



Walmart

CBRE

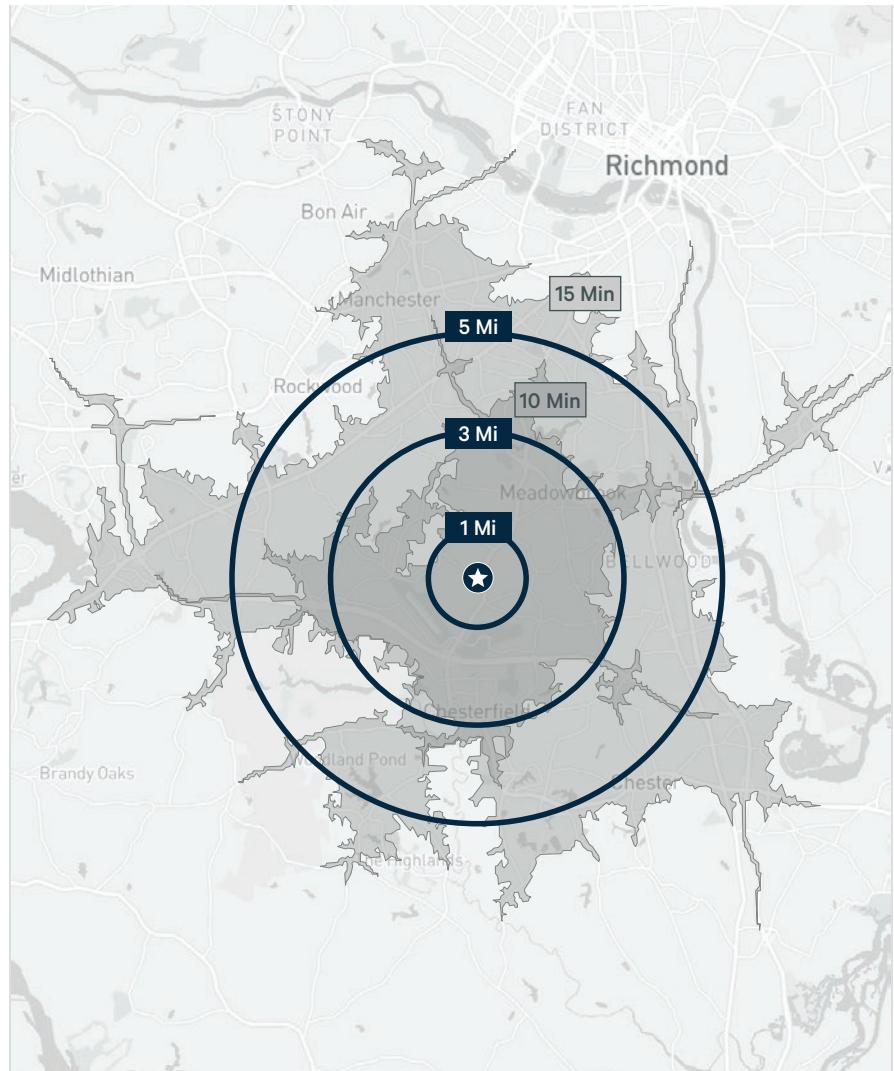
Site Plan



Area Overview

About 20 minutes south of Downtown Richmond, the subject property is located in Chesterfield County. The area has strong population growth, attracting many Millennial and Gen Z workforce members. The Chesterfield County Airport is just south of the site which offers charter and private flight services.

	Businesses (5 mi)	2,828
	Employees (5 mi)	41,380
	Major Employers	<ul style="list-style-type: none"> • U.S. Department of Defense • Chesterfield County School District • Amazon
	Hotels (5 mi)	16 / 695 Rooms
	Area Traffic Generators	<ul style="list-style-type: none"> • Meadowdale Plaza • Irongate Shopping Center • Wawa



2025 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	6,623	4,266	2,413	\$94,685	39.2
3 Miles	53,776	51,697	19,152	\$88,113	38.3
5 Miles	133,464	115,290	49,819	\$80,405	38.4
5 Minutes	11,340	7,790	4,115	\$105,484	39.1
10 Minutes	86,401	66,954	31,869	\$86,727	37.7
15 Minutes	222,969	216,183	86,983	\$84,072	38.4

Trade Area



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Licensed Real Estate Broker

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