

Sublease

Walmart

CBRE

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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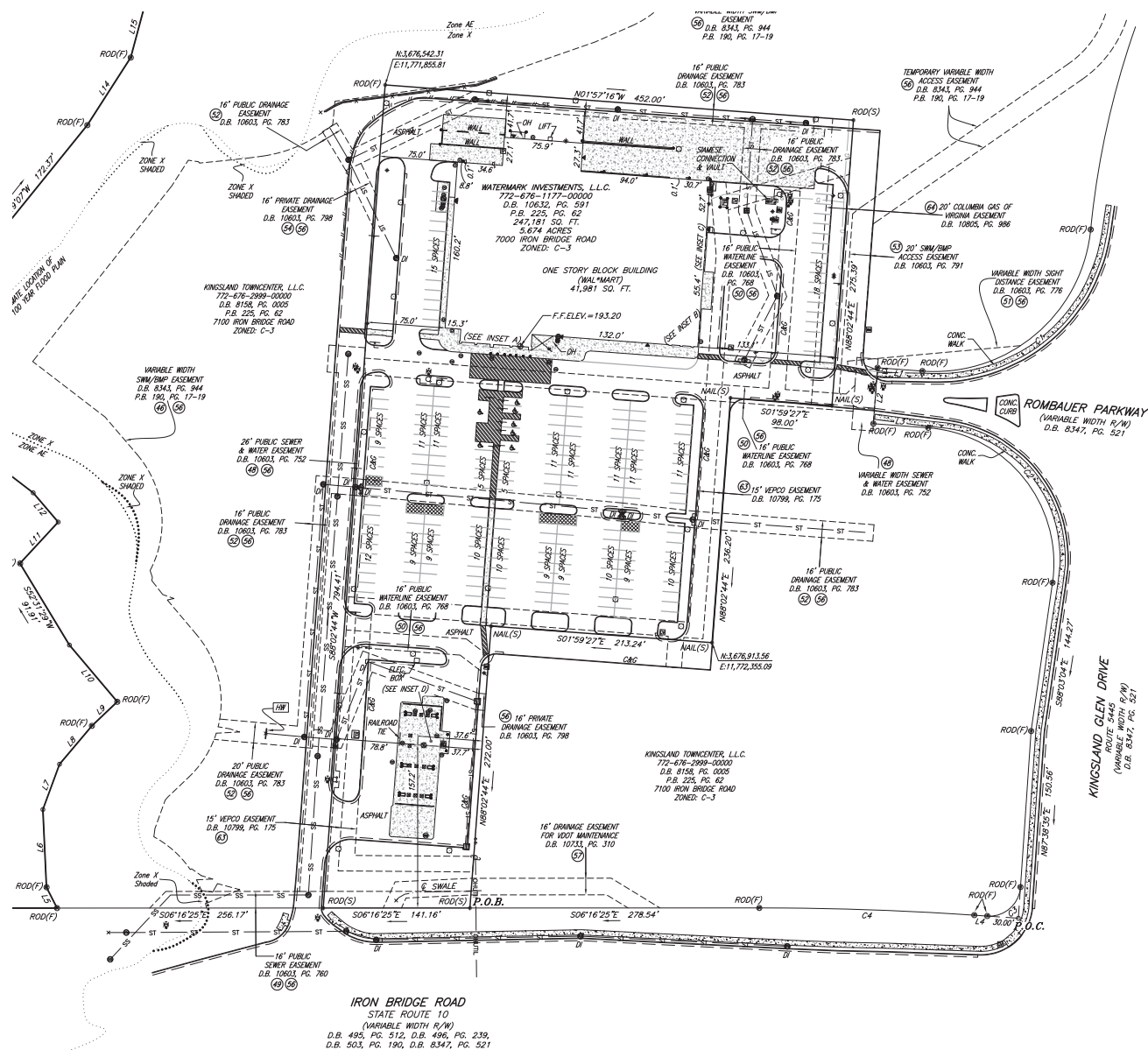
Property Photos



Walmart


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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

- U.S. Department of Defense
- Chesterfield County School District
- Amazon

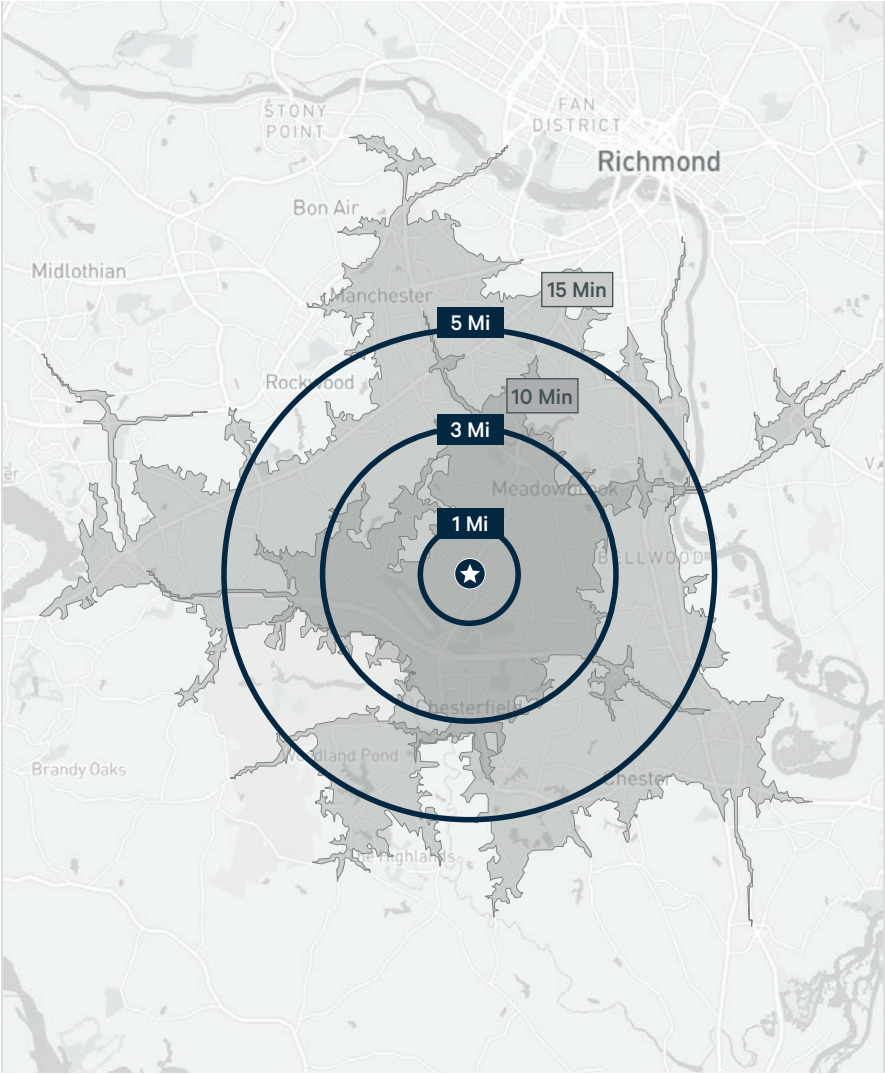


Hotels (5 mi)
16 / 695 Rooms



Area Traffic Generators

- 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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