

**FOR
SALE****6450 IRON BRIDGE ROAD****Sale Price:
Contact Agent****PROPERTY OVERVIEW**

3.33 acre lot with great visibility and access. Frontage on high traffic Iron Bridge Road. Adjacent to Flagstop Car Wash, Advance Auto Parts, Autozone and across from Irongate Shopping Center.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Households:	22,822	51,953	95,872
Population:	63,981	140,634	246,472
Avg HH Income:	\$87,015	\$84,531	\$86,419

PROPERTY HIGHLIGHTS

- 3.33 AC (May be subdivided)
- Zoned C-2
- Cross easement with Advance Auto Parts
- Potential ATM opportunity
- Great frontage on Iron Bridge Road
- Excellent location with high visibility
- 27,000 VPD

FOR FURTHER INFORMATION, PLEASE CONTACT:

LORETTA CATALDI • loretta.cataldi@divaris.com • 804.335.0232

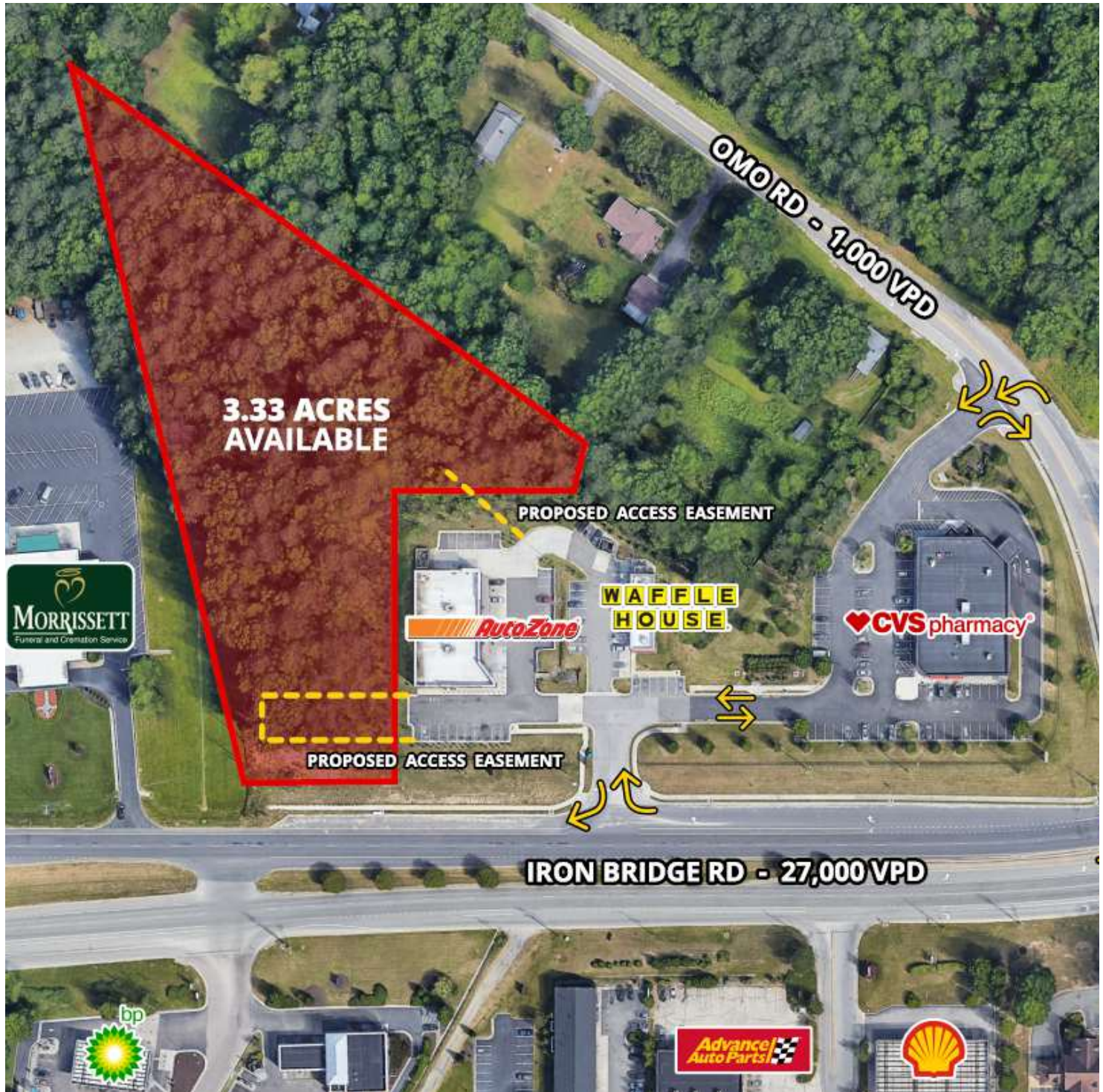
CHRIS MESSERSMITH • chris.messersmith@divaris.com • 804.616.3434



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PARCEL EXHIBIT



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dre **DIVARIS**
REAL ESTATE, INC.



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MARKET AERIAL



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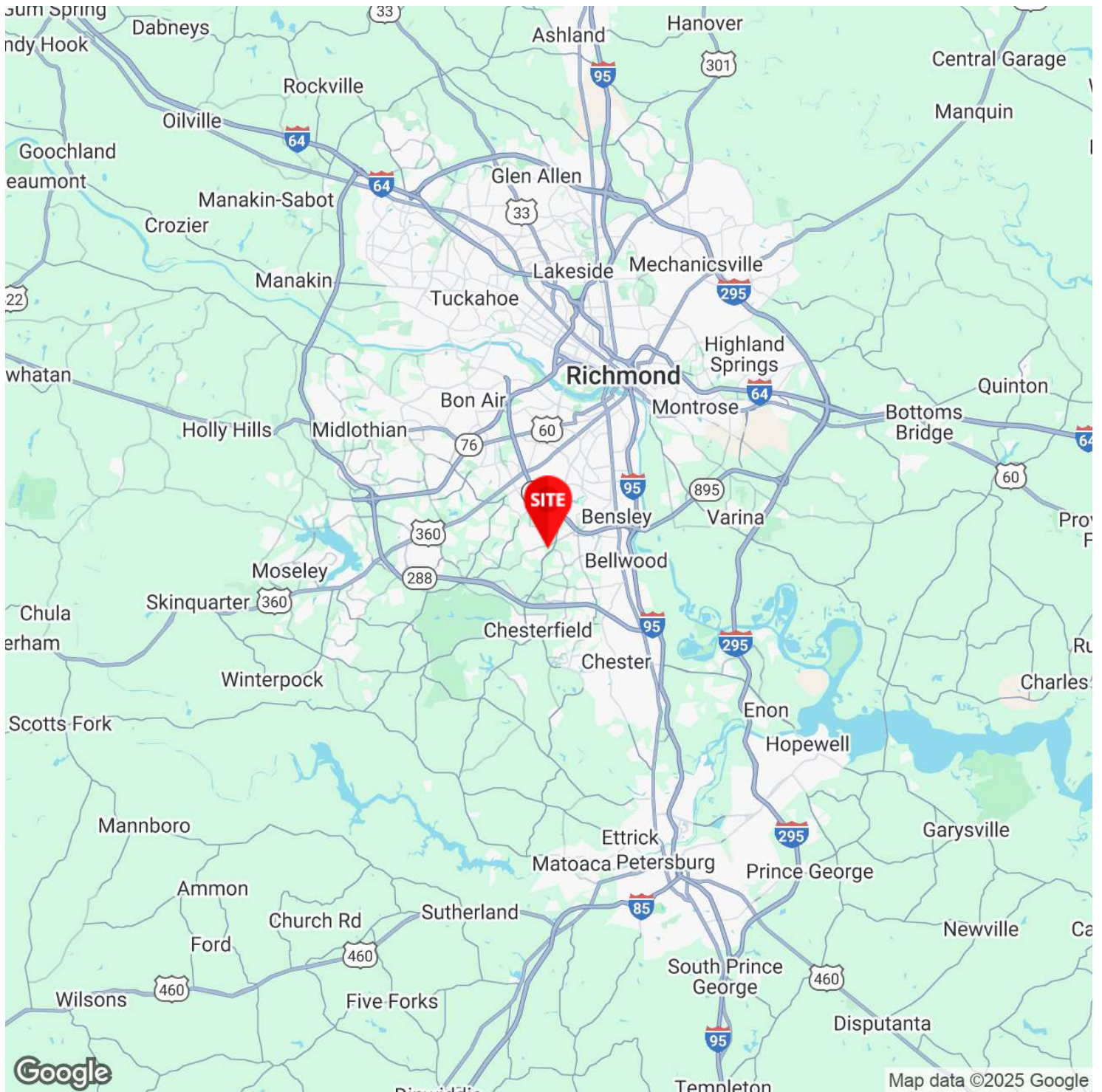
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REGIONAL MAP



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