



12100 BRANDERS CREEK DR, CHESTER, VA 23831

BRANDERS CREEK



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

BRANDERS CREEK

12100 BRANDERS CREEK DR, CHESTER, VA 23831

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Redevelopment opportunity for ground lease or existing building for lease at a great location at the corner of Iron Bridge Road and Branders Creek Drive.

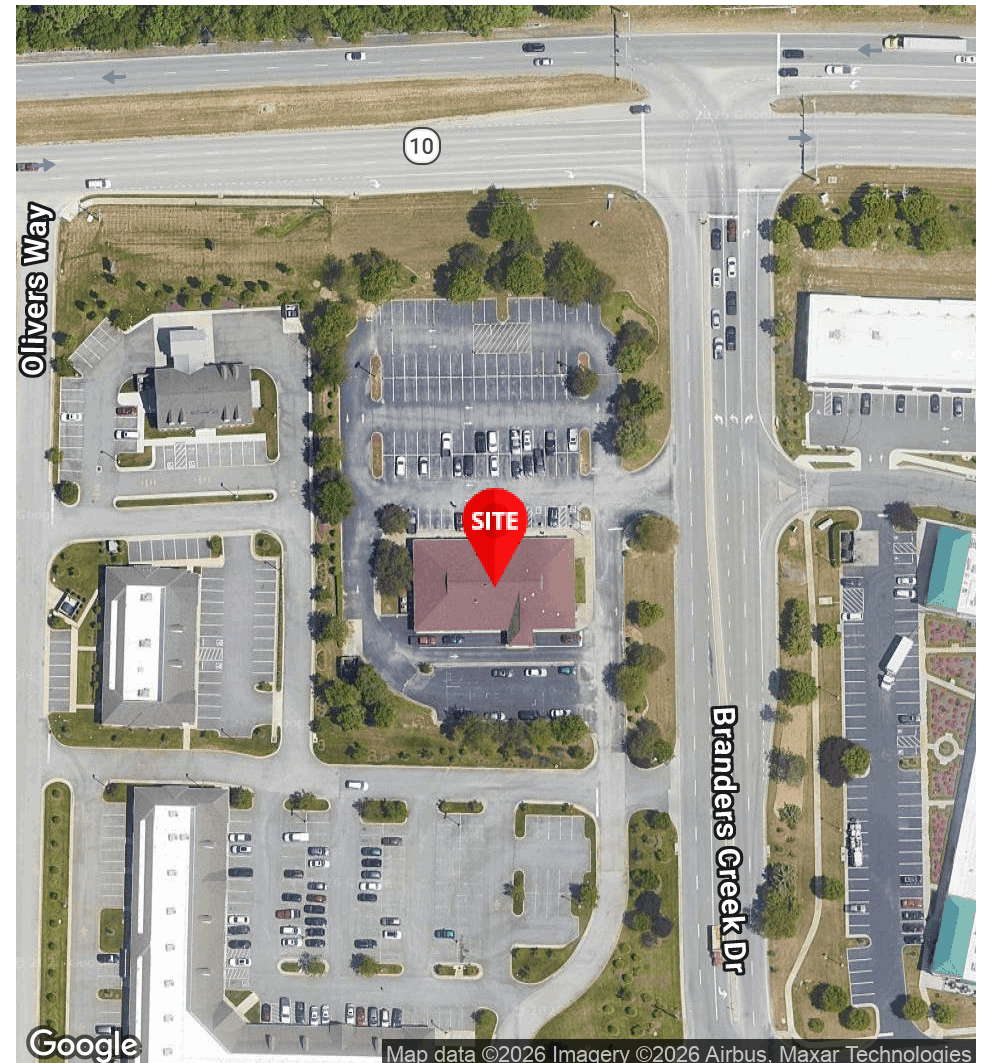
PROPERTY HIGHLIGHTS

- Ready for occupancy in 8,100 SF, or
- Redevelopment opportunity on 2.40 acres
- Corner location at a signalized light
- Adjacent to Walmart in Ironbridge Plaza
- Zoned C-5 GREAT ZONING
- Contact: Loretta Cataldi or Jim Morris @ Morris Realty, morrisrd@comcast.net for pricing and details.

OFFERING SUMMARY

Lease Rate:	Call Agent
Available SF:	8,100 SF
Lot Size:	2.4 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	12,014	27,824	48,359
Total Population	31,187	76,912	131,665
Average HH Income	\$110,517	\$109,875	\$104,740



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

BRANDERS CREEK

12100 BRANDERS CREEK DR, CHESTER, VA 23831

MARKET AERIAL



BRANDERS CREEK

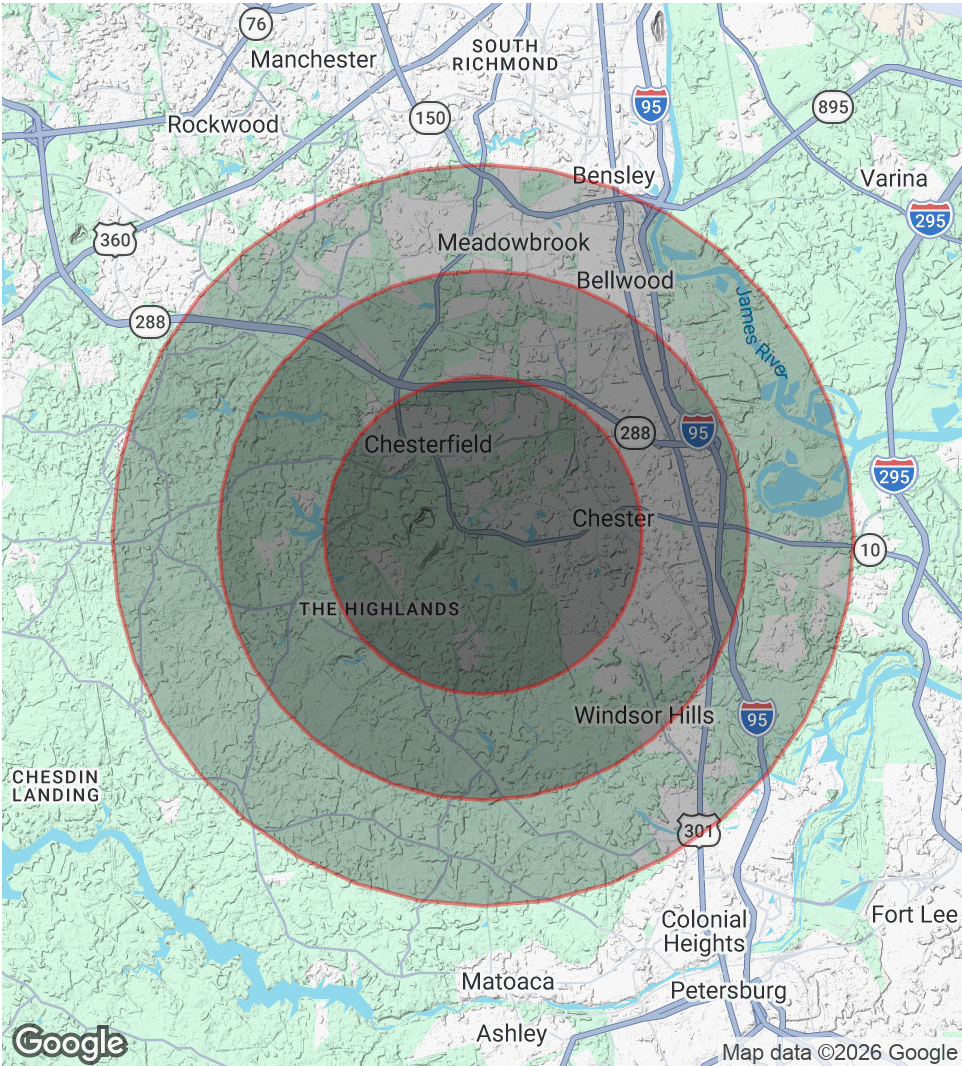
12100 BRANDERS CREEK DR, CHESTER, VA 23831

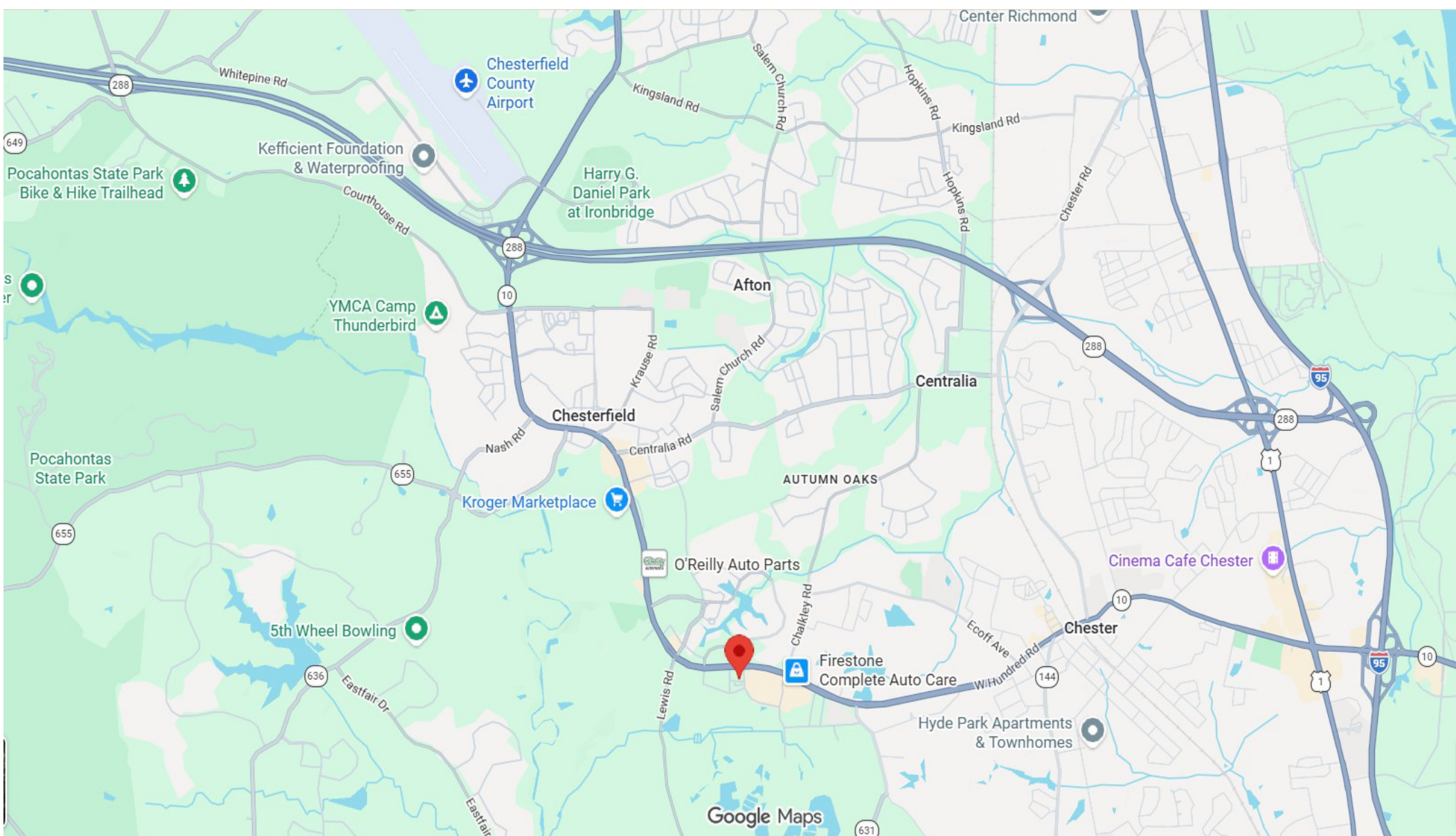
DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	31,187	76,912	131,665
Average Age	40.7	38.9	38.8
Average Age (Male)	38.2	37.8	37.6
Average Age (Female)	44.2	40.9	40.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	12,014	27,824	48,359
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$110,517	\$109,875	\$104,740
Average House Value	\$337,071	\$319,228	\$311,030

2023 American Community Survey (ACS)





Loretta Cataldi
Principal
804.335.0232
loretta.cataldi@divaris.com



Morris Realty &
Development LLC
804.796.1818

DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

THE INFORMATION CONTAINED HEREIN SHOULD BE CONSIDERED CONFIDENTIAL AND REMAINS THE SOLE PROPERTY OF DIVARIS REAL ESTATE, INC. AT ALL TIMES. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, NO LIABILITY WILL BE ACCEPTED FOR ANY ERRORS OR OMISSIONS. DISCLOSURE OF ANY INFORMATION CONTAINED HEREIN IS PROHIBITED EXCEPT WITH THE EXPRESS WRITTEN PERMISSION OF DIVARIS REAL ESTATE, INC.