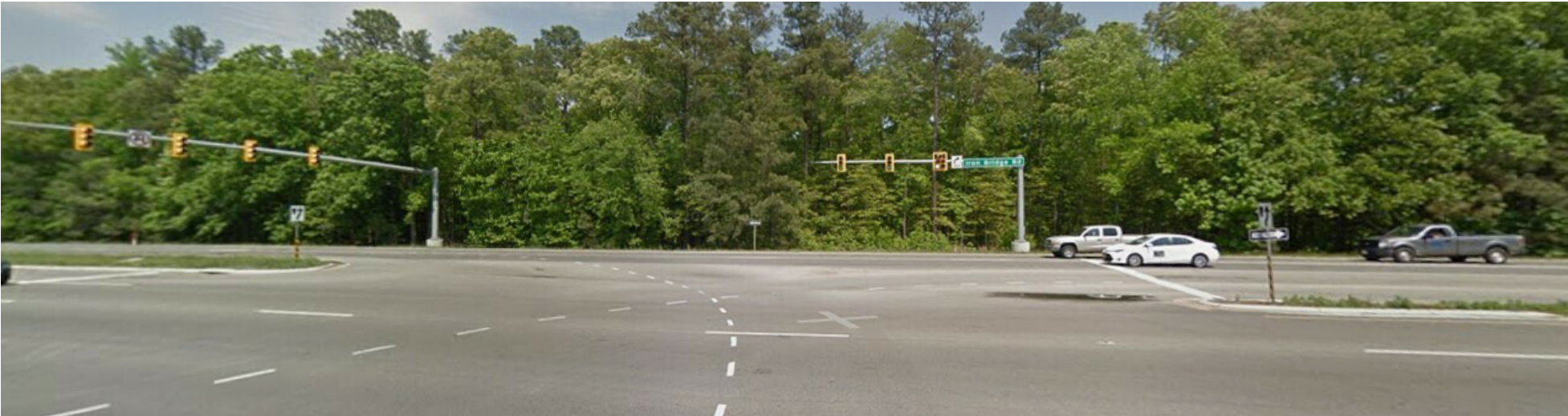


10621-10701 IRONBRIDGE ROAD

CHESTER, VA 23831

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Up to 5 ACRES Available for Development
- Zoning A
- Utilities: Electric On-site (potential relocation of powerlines) and sewer/water nearby
- Excellent Frontage Along Iron Bridge Road
- Shared intersection with Ironbridge Marketplace, anchored by Kroger
- Nearby retailers: Atlantic Union, NTB, Valvoline Tire & Battery, Virginia Oral & Facial Surgery
- Traffic Counts: Ironbridge Road 25,000 VPD
-

OFFERING SUMMARY

Sale Price: \$6,000,000

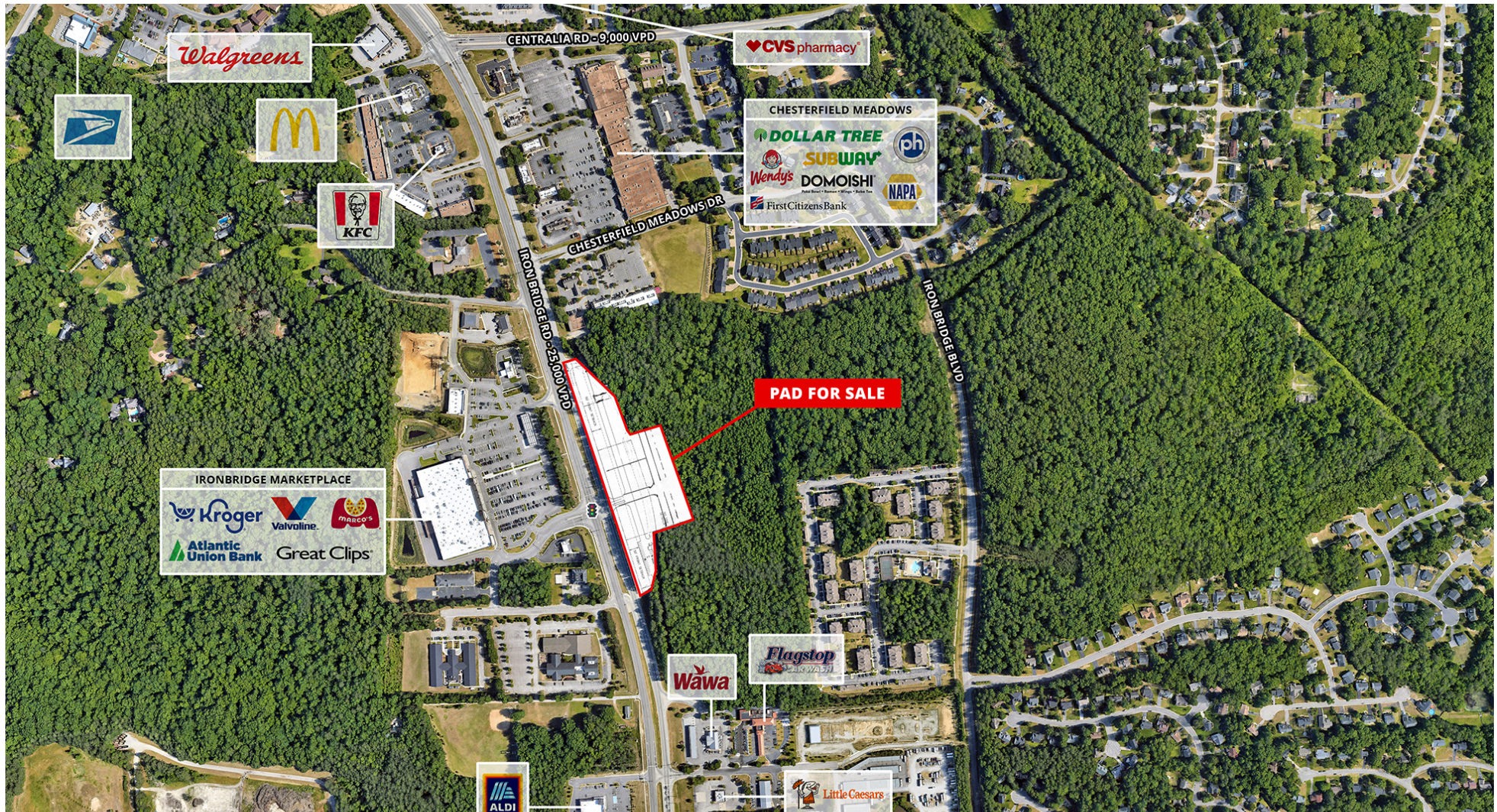
DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	11,732	32,074	55,667
Total Population	30,333	86,630	150,884
Average HH Income	\$106,676	\$104,405	\$99,601

10621-10701 IRONBRIDGE ROAD

10621 IRON BRIDGE RD, CHESTER, VA 23831

ZOOMED AERIAL



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AERIAL MAP // 2

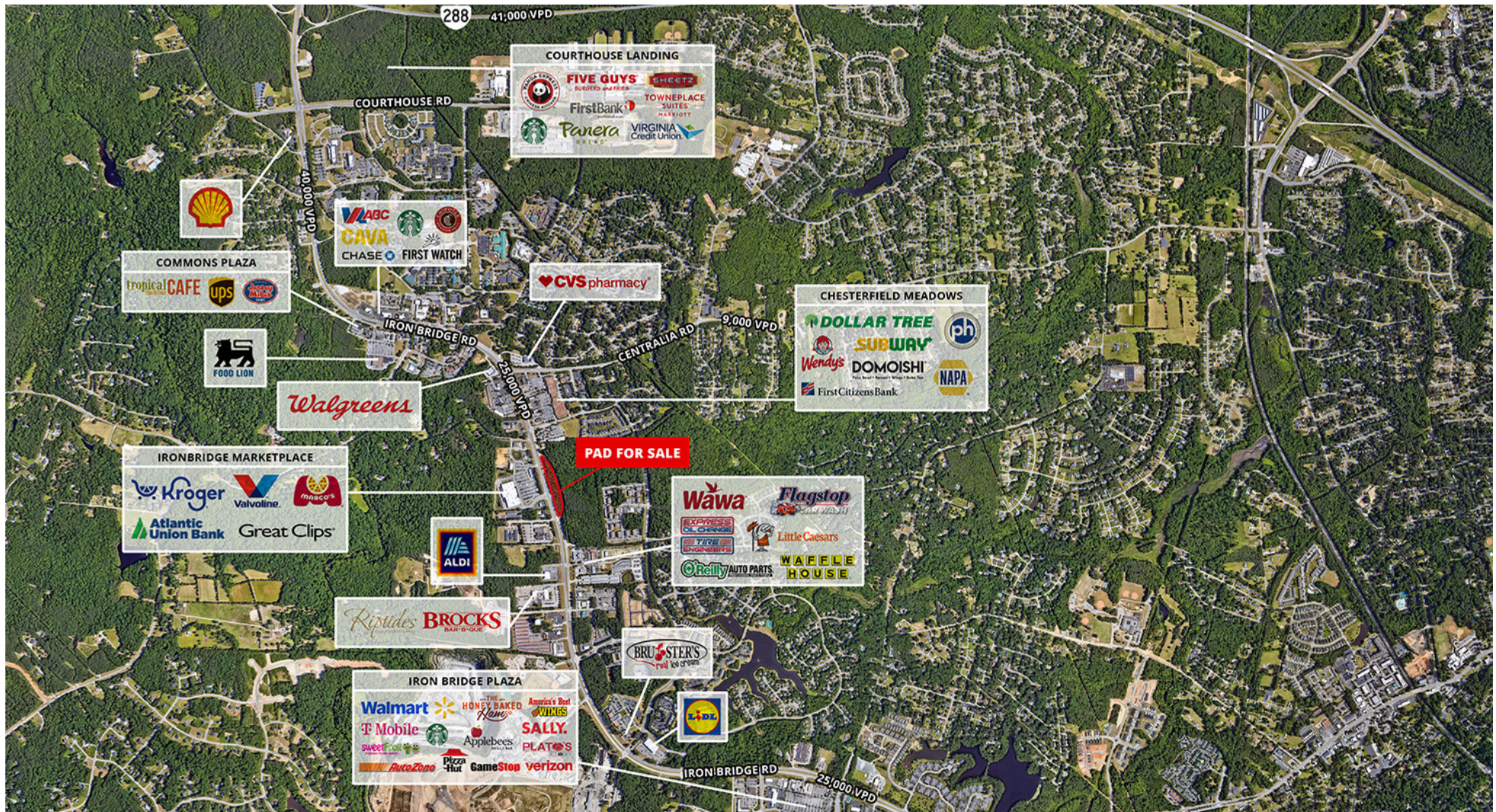
CHRIS MESSERSMITH
804.616.3434
CHRIS.MESSERSMITH@DIVARIS.COM

LORETTA CATALDI
804.335.0232
LORETTA.CATALDI@DIVARIS.COM

10621-10701 IRONBRIDGE ROAD

10621 IRON BRIDGE RD, CHESTER, VA 23831

MARKET AERIAL



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AERIAL MAP // 3

CHRIS MESSERSMITH

804.616.3434

CHRIS.MESSERSMITH@DIVARIS.COM

LORETTA CATALDI

804.335.0232

LORETTA.CATALDI@DIVARIS.COM

10621-10701 IRONBRIDGE ROAD

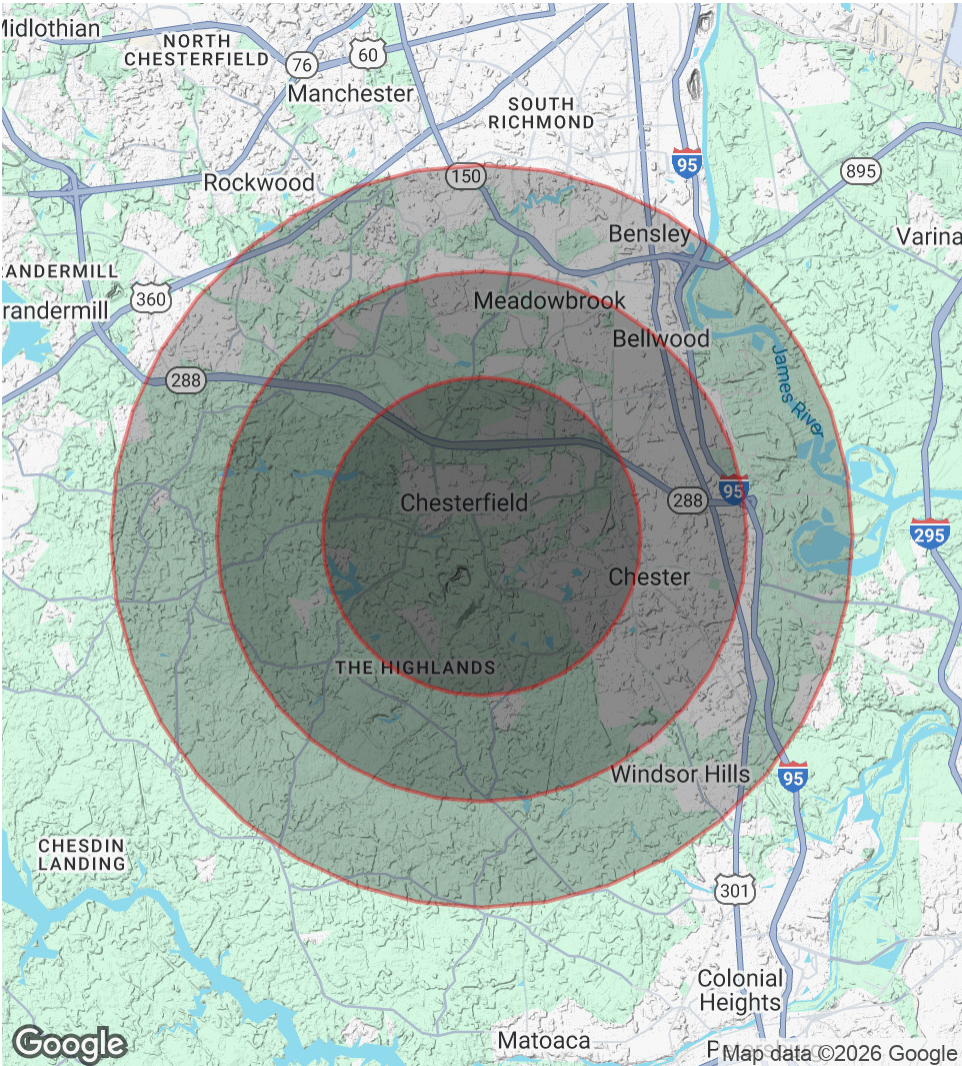
CHESTER, VA 23831

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	30,333	86,630	150,884
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	44	42	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	11,732	32,074	55,667
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$106,676	\$104,405	\$99,601
Average House Value	\$366,208	\$363,491	\$344,622

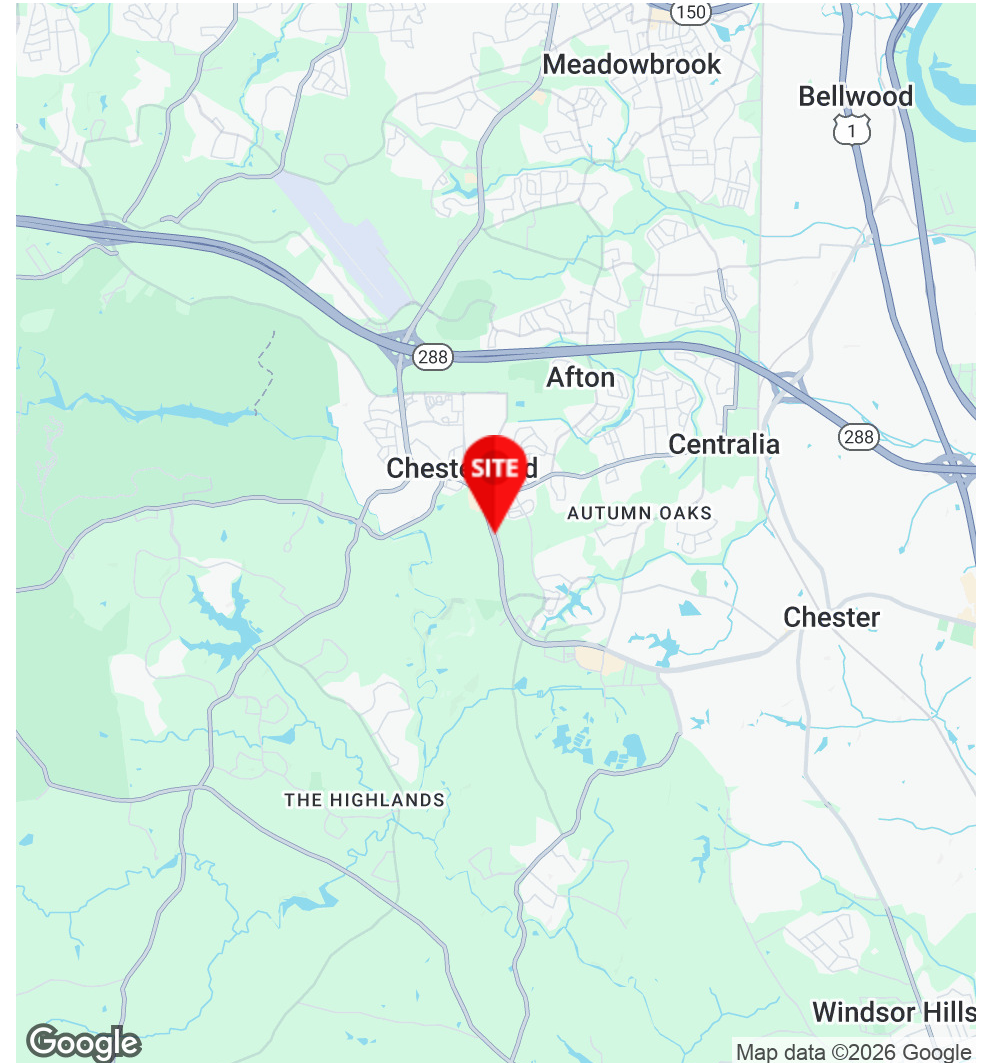
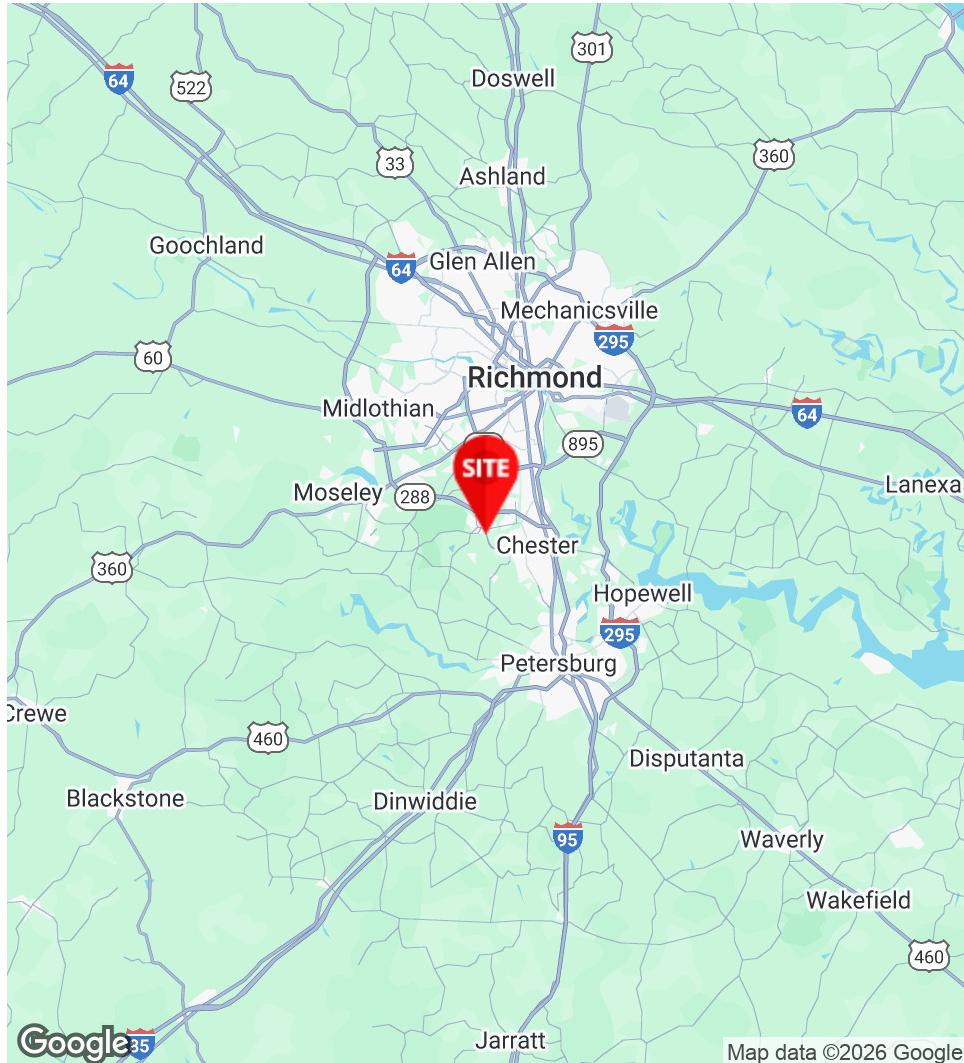
Demographics data derived from AlphaMap



10621-10701 IRONBRIDGE ROAD

CHESTER, VA 23831

LOCATION MAP



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LOCATION MAP // 5

CHRIS MESSERSMITH

804.616.3434

CHRIS.MESSERSMITH@DIVARIS.COM

LORETTA CATALDI

804.335.0232

LORETTA.CATALDI@DIVARIS.COM