

MEDICAL INVESTMENT OPPORTUNITY

10110 Iron Bridge Road | Chesterfield, VA 23832
FOR SALE



S.L. NUSBAUM
REALTY CO.



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**1 OF 2 PROPERTIES LEASED BY
SPECIALTY DENTAL FOR SALE
SEE PAGE 6 FOR LINK**

ABOUT THE ASSETS AND TENANT

TOTAL PRICE: \$1,875,759

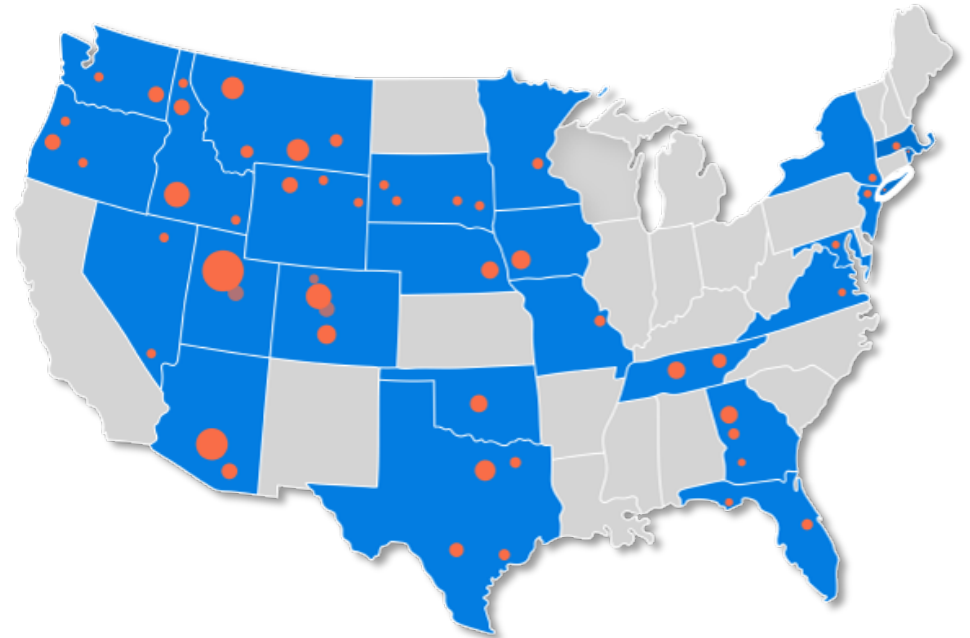
CAP RATE: 8%

S.L. Nusbaum Realty Co. is pleased to offer to qualified purchasers an opportunity to purchase a property leased to Specialty Dental Brands located at 10110 Iron Bridge Road, Chesterfield, VA 23832. The building was constructed in 1974 and was remodeled in 2007 with a full medical buildout. The building is 2,080 SF on roughly 0.52 acres.

Chesterfield is an affluent suburb of the Richmond MSA. The county is now home to more than 387,000 residents and continues to grow. The median household income of \$83,399 is above state and national averages. The residents are well educated, and the unemployment rate sits at 3.1%. The county continues to receive attention from companies looking for new locations. The Lego Group recently selected Chesterfield for a new 1.7 million square foot production facility that will create over 1,700 jobs.

Specialty Dental Brands is the nation's leader in multi-specialty dental partnerships with over 246 practices in 25 states. They provide local dental specialists with the ability to provide greater time and energy on the patients by consolidating several business support solutions. The Chesterfield location provides high quality oral surgery procedures, including tooth extraction, dental implant surgery, wisdom teeth removal, dental reconstructive surgery and oral pathology/oral cancer screens.

specialty
DENTAL BRANDS



CHESTERFIELD - PROPERTY OVERVIEW



**10110 IRON BRIDGE ROAD,
CHESTERFIELD, VA 23832**

Building Size: ±2,080 SF

Land Size: ±0.56 AC

Year Built: 1974

Parking Spaces: 23

Zoning: O-2

Current Use: Medical Office

- Across the street from Chesterfield County Government Complex
- Generator

CHESTERFIELD, VA

Chesterfield, VA is a growing suburban area located in the Greater Richmond Region. Chesterfield is the fourth-most populous county in the state of Virginia and is known for its strong economy, excellent schools, and high quality of life, making it an attractive destination for both businesses and families.

Chesterfield has a diverse economy with major employers in the healthcare, finance and manufacturing industries. The county also has a thriving retail sector with several malls and a number of new retail developments throughout the county. The residential housing market is also strong, with numerous large-scale communities being constructed and proposed across the country.



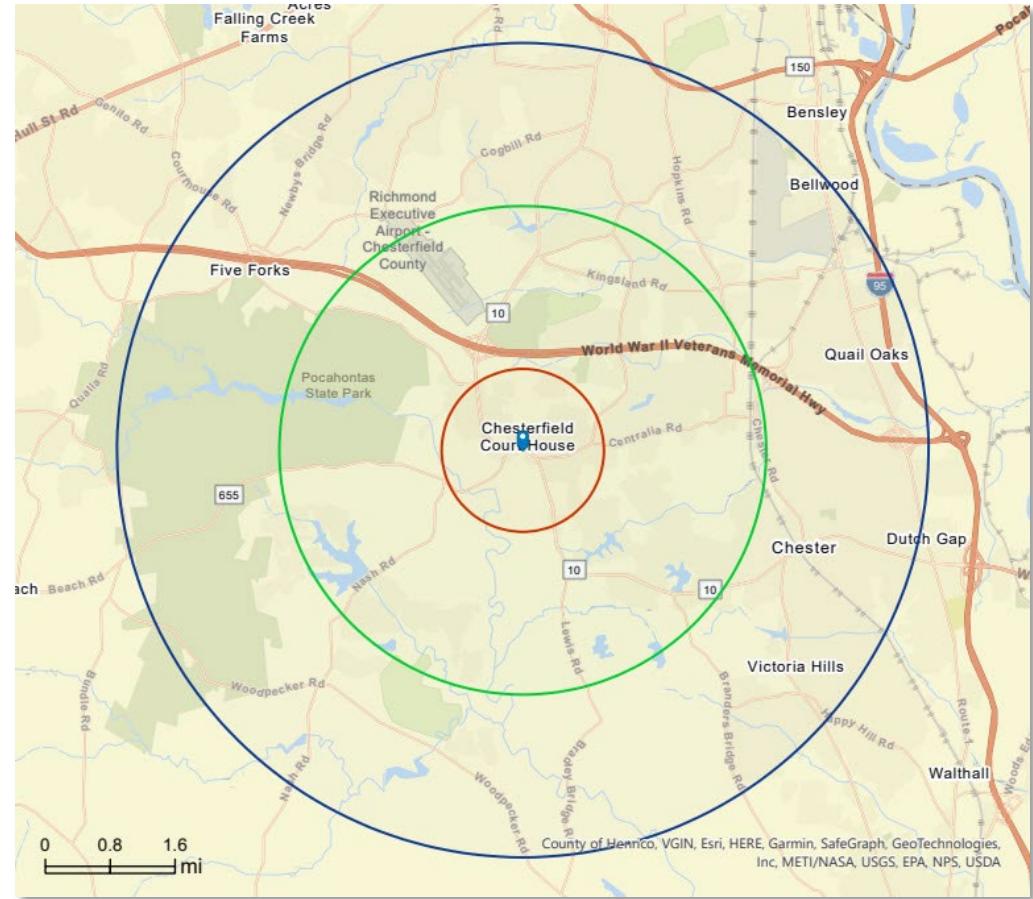
CHESTERFIELD – AERIAL MAP



CHESTERFIELD - DEMOGRAPHICS

1, 3, 5 MILES

POPULATION	1 MILES	3 MILES	5 MILES
2023 Population	4,103	28,527	85,174
2028 Population	4,139	29,486	88,151
2023 Median Age	40.8	41.9	40.8
2028 Median Age	41.5	42.9	41.7
HOUSEHOLDS			
2023 Total Households	1,582	10,763	31,687
2028 Total Households	1,606	11,242	33,135
2023 Average Household Size	2.34	2.58	2.66
2028 Average Household Size	2.33	2.56	2.63
MEDIAN HOUSEHOLD INCOME			
2023 Median Household Income	\$57,581	\$83,149	\$78,971
2028 Median Household Income	\$62,469	\$93,987	\$87,913
AVERAGE HOUSEHOLD INCOME			
2023 Average Household Income	\$72,583	\$106,998	\$100,455
2028 Average Household Income	\$81,565	\$120,708	\$113,807
OWNER OCCUPIED HOUSING UNITS			
2023 Owner Occupied Housing Units	59.1%	73.0%	72.2%
2028 Owner Occupied Housing Units	62.2%	74.8%	73.3%
RENTER OCCUPIED HOUSING UNITS			
2023 Renter Occupied Housing Units	35.8%	23.8%	24.0%
2028 Renter Occupied Housing Units	33.1%	22.4%	23.4%
FAMILIES			
2023 Families	928	7,702	22,575
2028 Families	934	8,008	23,470



THE TEAM



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CONTACT US

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OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period



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REALTY CO.