

FOR SALE

2.51± ACRES

Urban Land

6111 Iron Bridge Road | North Chesterfield, VA 23234



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › **Tract 1:** \$500,000 (0.83 AC)
Tract 2: \$650,000 (1.68 AC)
- › Frontage on Iron Bridge Road near the Cogbill Road intersection
- › Zoned R7 and in the Chesterfield Comprehensive Plan for Medium - High Density Residential
- › Public water line is located along the property and public sewer is across Iron Bridge Road
- › Located less than 1/2 mile from Irongate Village and Meadowbrook High School

FOR MORE INFORMATION:

BRENT ALTAFFER

First Vice President

804-793-0055

baltaffer@commonwealthcommercial.com

LONG & FOSTER
REAL ESTATE

CO-BROKER - Long & Foster Real Estate

SHARON COLEMAN

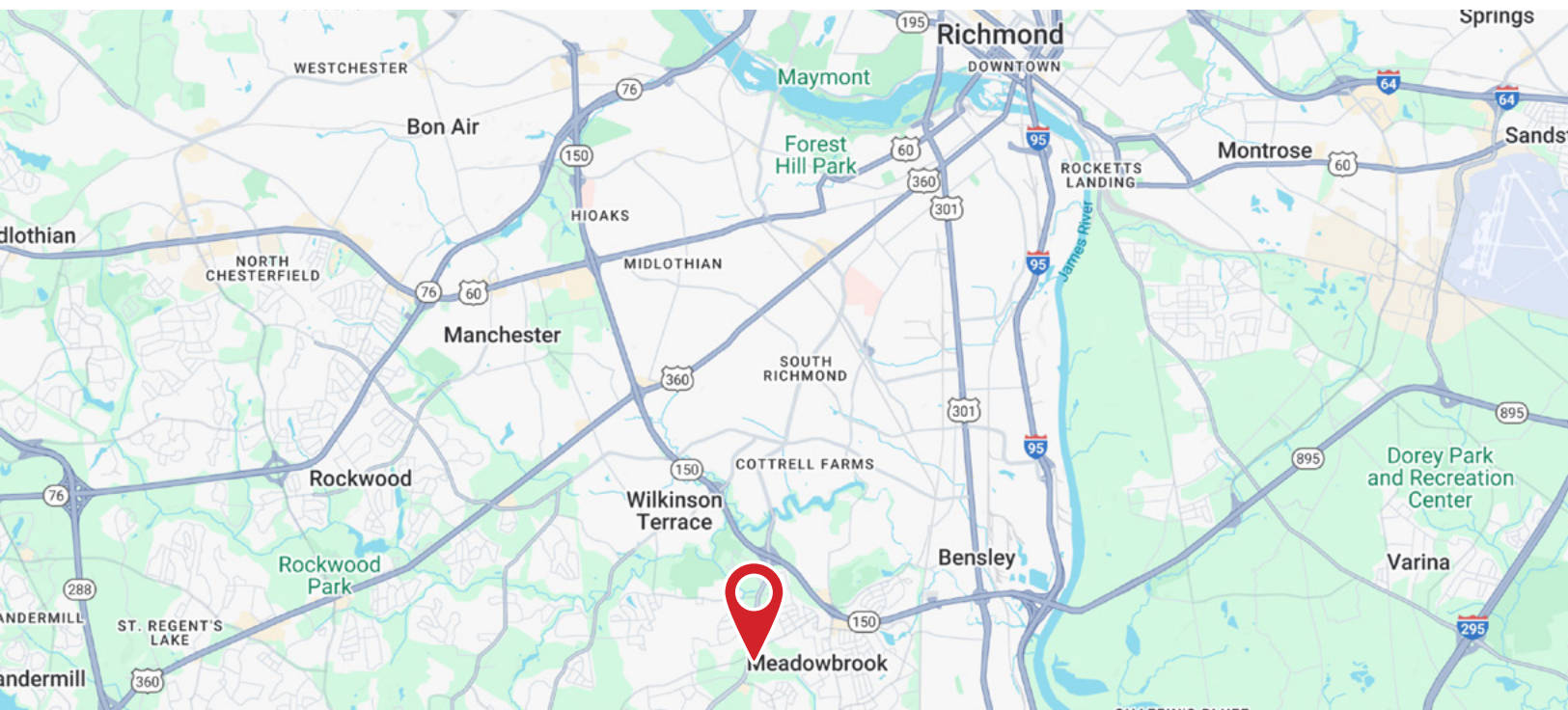
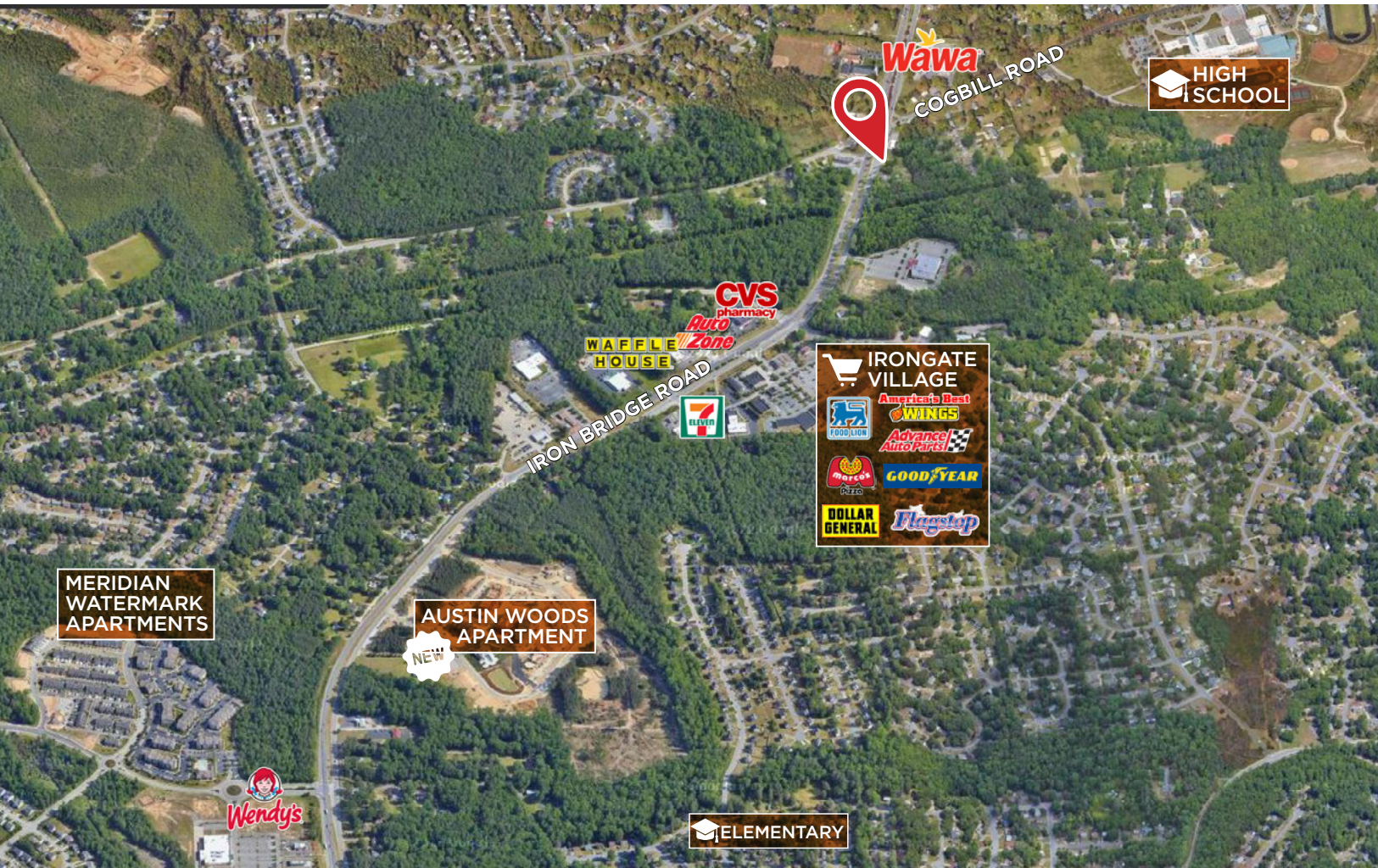
Associate Broker, SRES, ABR

804-347-8193

sharon.coleman@longandfoster.com

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

ACCESS TO DAILY CONVENIENCES



FOR SALE | 6111 IRON BRIDGE ROAD | NORTH CHESTERFIELD, VA 23234



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

MARKET OVERVIEW

CHESTERFIELD SNAPSHOT

11,623+
COMPANIES

144,143
TOTAL JOBS

CHESTERFIELD COUNTY TRULY HAS SOMETHING FOR EVERYONE, WITH A THRIVING COMMUNITY, TOP-RATED SCHOOLS, AND A VARIETY OF AMENITIES

More than 370,000 residents and more than 1,000 neighborhoods call Chesterfield home. With nearly 60 public parks and 4,000 acres of green space, Chesterfield County offers unlimited opportunities for visitors and residents to enjoy outdoor recreation and leisure. The county is home to many athletic complexes making Chesterfield County a perfect place to host major sporting events.

Chesterfield is recognized for its prime mid-Atlantic location that puts local businesses within a one-day travel time to 45 percent of the U.S. population, 50 percent of the nation's manufacturing operations and 60 percent of the corporate headquarters in the country through easy access to Interstates 64, 85, 95 and 295. Building on four centuries rich in history, culture and economic success, Chesterfield County has become an ideal place to live, work and play.

Ever expanding number of large, medium, and small businesses.

Some of the biggest brands...



MAJOR EMPLOYERS

Company	Industry	Estimated Employees
HCA Virginia Health System	Hospitals	11,000
Amazon	Warehousing and Storage	4,100
U.P.S.	Couriers and Messengers	2,490
E.I. DuPont De Nemours Company	Chemical Manufacturing	2,436
General Dynamics	Call Center	1,450
GE Power	Parts for Power Generating Machinery	928

SOURCE: GRPVA

Chesterfield County, Virginia: A Perfect Choice for Business Success

- › Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- › Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business.
- › The climate in Chesterfield is business friendly with a very competitive business environment and a local government committed to economic development.
- › Chesterfield County has a well-designed and developed infrastructure system in place with a commitment to enhancing infrastructure for future projects.
- › Chesterfield is a great location for a wide range of businesses offering a competitive tax structure with attractive incentives for new businesses.
- › The abundance of qualified labor and the county's quality of life have been key factors in attracting retailers, manufacturing companies and corporate headquarters.

CHESTERFIELD COUNTY IS A FIRST CHOICE COMMUNITY FOR RESIDENTS, BUSINESSES AND VISITORS IN WHICH TO LIVE, WORK, RAISE A FAMILY AND PLAY.

REWARDING LIFESTYLES

CONVENIENT LOCATION

EXCEPTIONAL ENVIRONMENT

ENGAGING HISTORY

SOURCE: Chesterfield Economic Development