

**FOR
SALE**



6450 IRON BRIDGE ROAD

**Sale Price:
Contact Agent**

PROPERTY OVERVIEW

Available 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, Sheetz 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)
- Potential ATM location
- Zoned C-2
- Cross easement with Auto Zone
- Great frontage on Iron Bridge Road
- Excellent location with high visibility
- Iron Bridge Rd. 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



6450 IRON BRIDGE ROAD

6450 IRON BRIDGE ROAD, CHESTERFIELD, VA 23234

PARCEL EXHIBIT



FOR FURTHER INFORMATION, PLEASE CONTACT:

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

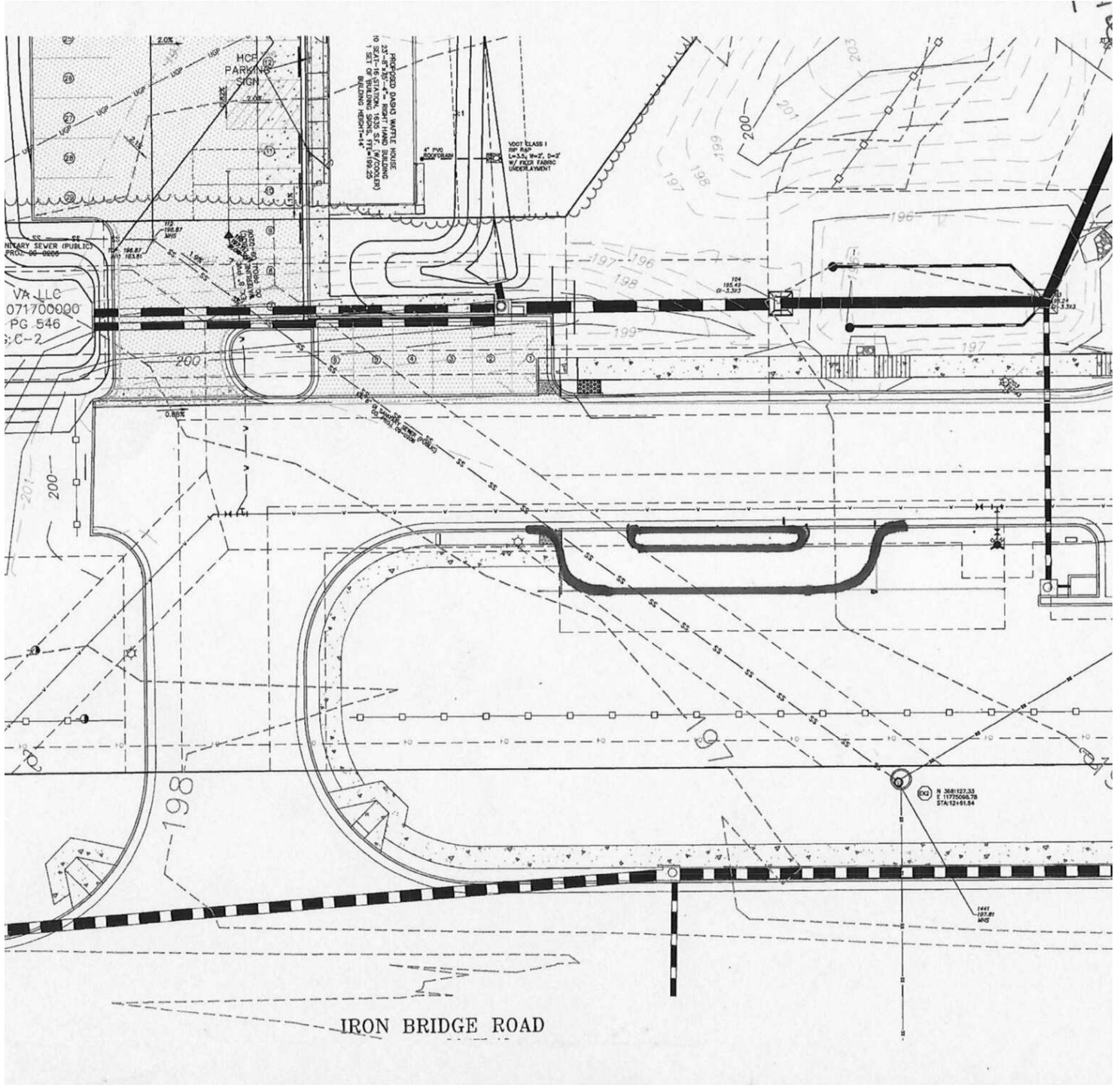
CHRIS MESSERSMITH • chris.messersmith@divaris.com • 804.616.3434



6450 IRON BRIDGE ROAD

6450 IRON BRIDGE ROAD, CHESTERFIELD, VA 23234

ATM PROPOSED LOCATION



FOR FURTHER INFORMATION, PLEASE CONTACT:

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

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



6450 IRON BRIDGE ROAD

6450 IRON BRIDGE ROAD, CHESTERFIELD, VA 23234

MARKET AERIAL



FOR FURTHER INFORMATION, PLEASE CONTACT:

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

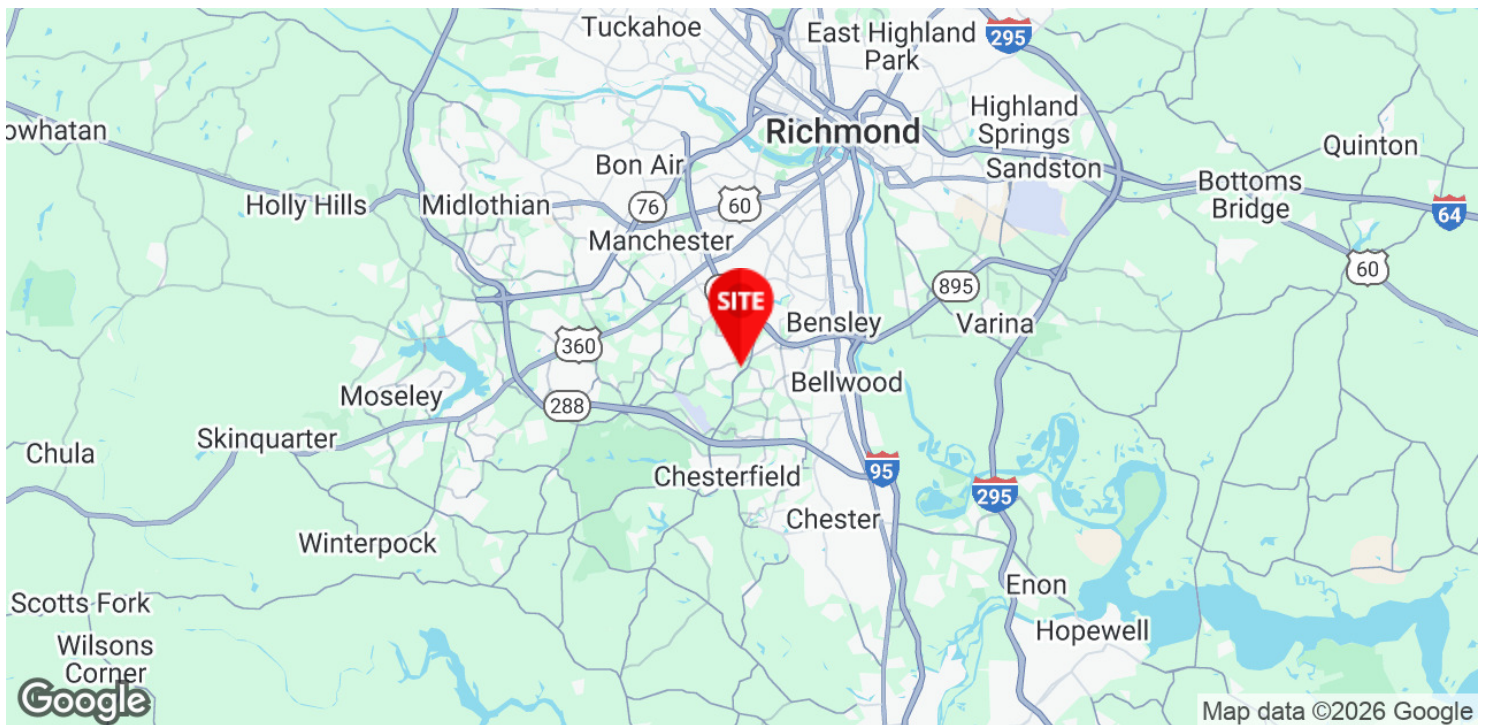
CHRIS MESSERSMITH • chris.messersmith@divaris.com • 804.616.3434



6450 IRON BRIDGE ROAD

6450 IRON BRIDGE ROAD, CHESTERFIELD, VA 23234

REGIONAL MAP



FOR FURTHER INFORMATION, PLEASE CONTACT:

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

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

