

FOR SALE

POLLARD & BAGBY
REAL ESTATE

6052 Austin Woods Drive & Iron Bridge Road, Richmond, VA 23234



PROPERTY FEATURES:

- Approximately 3.7 acres
- Pad-ready with utilities at site
- Ownership open to built-to-suit opportunity with prospective buyer
- Permitted for office, clinical uses, medical (to include 24-hour urgent care center), dental and optical, day care (child and adult)
- Zoning: O-2 (Chesterfield County)
- Approx. 28,000 VPD (Route 10)
- Call for pricing
- [Link To Aerial Fly-Over Video](#) | [Property Website](#)

CONTACT:

Lebs Breeden, CCIM

Associate Broker

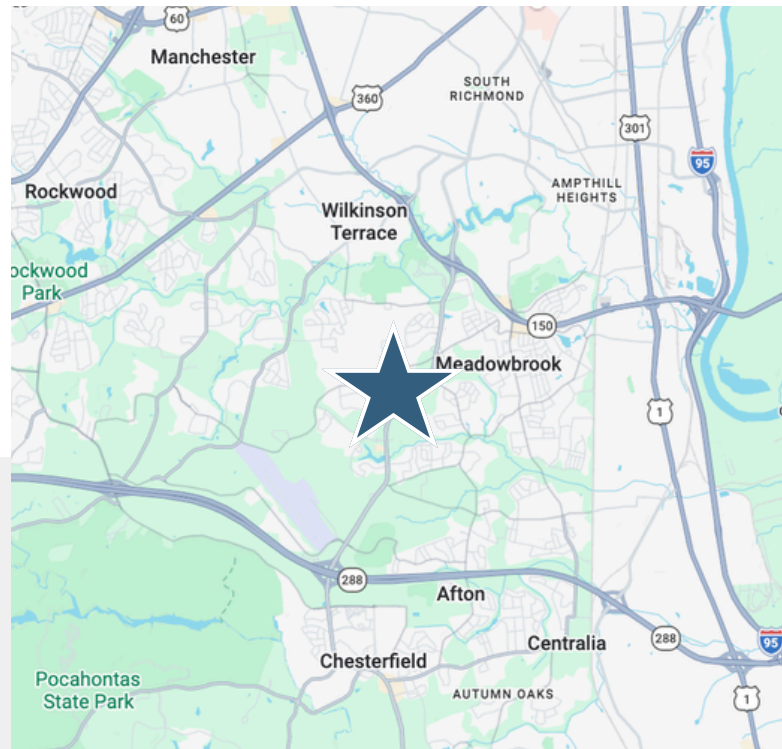
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Tony Rolando

Associate Broker, Vice President

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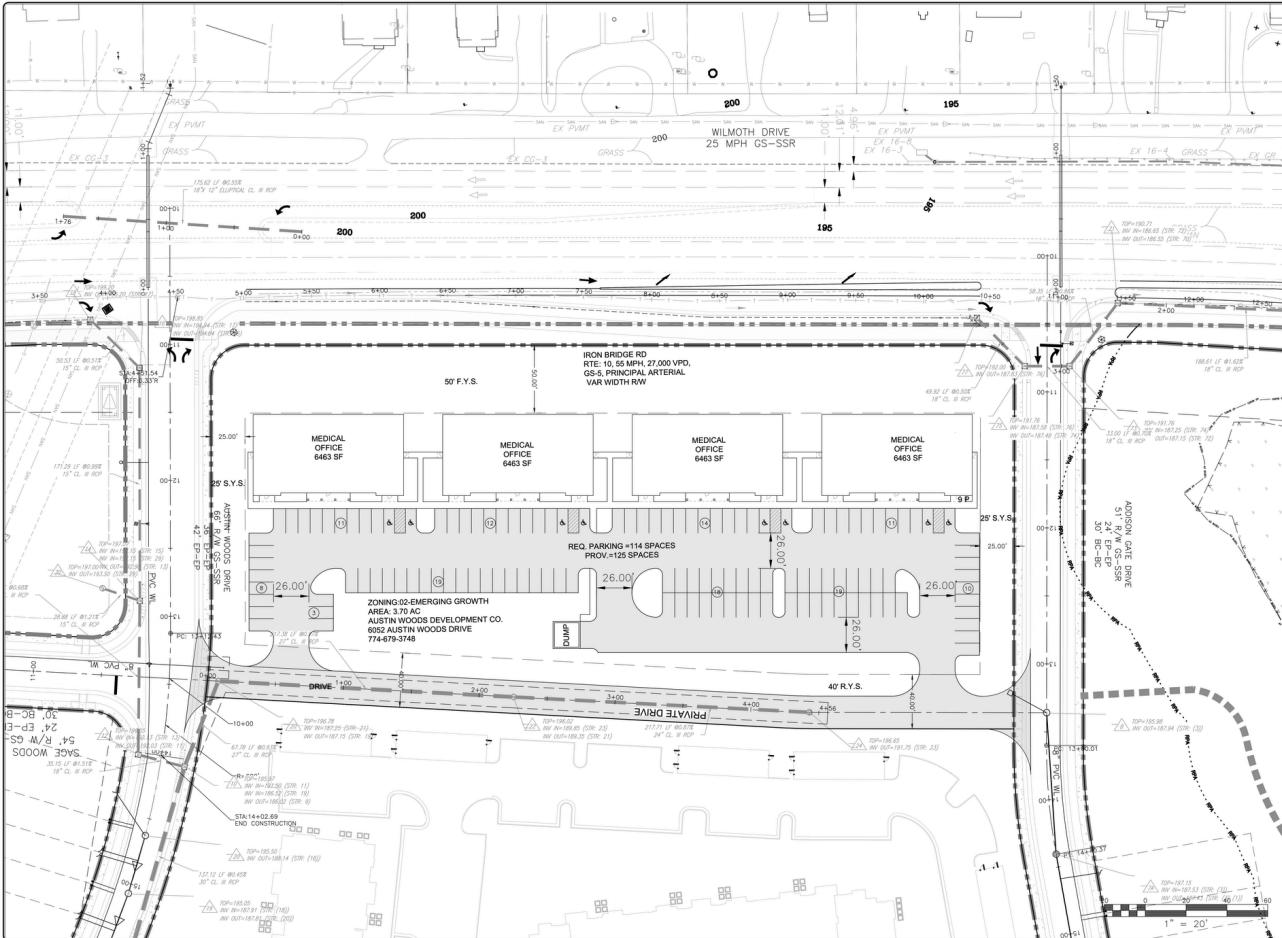


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PROPOSED SITE PLAN:



NEARBY ATTRACTIONS:

- Auin Woods Apartment Homes – 230 units (on-site)
- Austin Woods Townhomes – 207 units (on-site)
- Meridian at Watermark – 300 units (0.5 miles)
- Watermark Garden Apartments – 80 units (0.5 miles)
- Irongate Village Shopping Center (1 mile)
- Chippenham Parkway (1.9 miles)
- Iron Bridge Park (2 miles)
- Chesterfield County Airport (2 miles)
- Route 288 (2.1 miles)
- Chesterfield County Courthouse (2.2 miles)
- Meadowbrook High School (2.5 miles)

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AERIAL PHOTOS:

1. PROPERTY ENTRANCE



2. NW VIEW



3. SW VIEW



4. CONCEPTUAL



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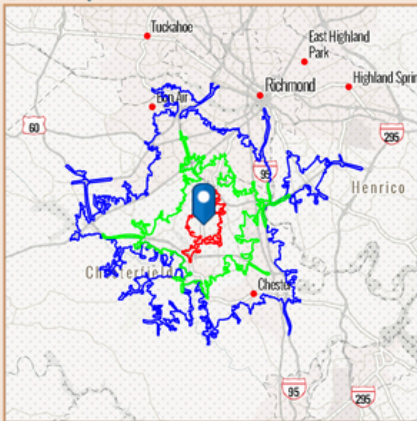
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DEMOGRAPHICS:

BENCHMARK DEMOGRAPHICS

6052 Austin Woods Drive, Richmond, Virginia, 23234

Drive time of 5 mins, 10 mins, & 15 mins



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE GCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY Counties Chesterfield County	CBSAs Richmond, VA Metropolitan Statistical Area	States		
	5 mins	10 mins	15 mins			Virginia	USA	
AGE SEGMENTS								
0 - 4	5.54%	6.21%	6.09%	5.55%	5.28%	5.36%	5.39%	
5 - 9	5.77%	6.59%	6.46%	6.25%	5.70%	5.82%	5.75%	
10 - 14	6.23%	6.41%	6.26%	6.63%	5.83%	5.96%	5.98%	
15 - 19	6.45%	6.42%	6.25%	6.83%	6.47%	6.48%	6.47%	
20 - 34	20.21%	20.53%	20.39%	18.25%	20.63%	20.32%	20.33%	
35 - 54	26.17%	26.23%	26.08%	26.20%	25.21%	25.55%	25.20%	
55 - 74	23.10%	21.15%	21.53%	22.80%	23.07%	22.78%	22.82%	
75+	6.68%	6.43%	6.96%	7.46%	7.79%	7.76%	8.05%	
HOUSEHOLD INCOME								
<\$15,000	5.9%	6.2%	8.0%	4.4%	7.1%	7.4%	8.3%	
\$15,000-\$24,999	3.3%	5.1%	5.2%	2.8%	4.6%	4.9%	5.9%	
\$25,000-\$34,999	3.0%	5.9%	6.8%	4.2%	5.6%	5.5%	6.3%	
\$35,000-\$49,999	11.2%	11.0%	10.7%	7.8%	8.7%	8.4%	9.8%	
\$50,000-\$74,999	17.7%	18.7%	18.6%	14.6%	16.0%	14.0%	15.6%	
\$75,000-\$99,999	14.5%	16.1%	15.4%	13.9%	13.4%	12.4%	12.5%	
\$100,000-\$149,999	21.6%	20.3%	18.5%	22.3%	19.1%	17.4%	17.8%	
\$150,000-\$199,999	13.7%	10.0%	9.1%	12.2%	10.9%	11.5%	9.8%	
\$200,000+	9.0%	6.7%	7.6%	17.7%	14.6%	18.4%	14.0%	
KEY FACTS								
Population	10,106	65,664	203,840	393,173	1,376,741	8,879,002	339,887,819	
Daytime Population	6,559	53,324	197,833	352,470	1,378,311	8,774,497	338,218,372	
Employees	5,265	33,772	105,396	209,625	741,194	4,648,044	167,630,539	
Households	3,691	23,764	79,385	145,958	549,863	3,444,908	132,422,916	
Average HH Size	2.73	2.73	2.55	2.66	2.43	2.51	2.50	
Median Age	39.4	37.6	38.1	40.0	39.5	39.5	39.6	
HOUSING FACTS								
Median Home Value	356,172	334,043	339,071	391,742	387,034	428,645	370,578	
Owner Occupied %	70.4%	67.3%	59.6%	75.5%	65.4%	66.9%	64.2%	
Renter Occupied %	29.6%	32.7%	40.4%	24.4%	34.6%	33.1%	35.8%	
Total Housing Units	3,840	24,612	83,549	151,381	585,637	3,760,164	146,800,552	
INCOME FACTS								
Median HH Income	\$88,504	\$78,661	\$75,823	\$103,788	\$88,190	\$93,479	\$81,624	
Per Capita Income	\$39,340	\$34,541	\$36,885	\$49,038	\$48,040	\$50,838	\$45,360	
Median Net Worth	\$278,693	\$221,415	\$168,028	\$410,356	\$272,245	\$288,200	\$228,144	