

# FOR SALE

±5.36 AC DEVELOPMENT SITE

5400-5436 Iron Bridge Rd | North Chesterfield, VA 23234



**S.L. NUSBAUM**  
REALTY CO.



**DOUGLAS O. TICE, III, CCIM**

Senior Vice President

O. 804.944.9273

C. 804.690.5573

dtice@slnusbaum.com

**ANDREW THACKER**

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

**NATHAN SHOR**

Senior Vice President | Partner

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

**PROUD PARTNER**

**XTEAM**  
RETAIL ADVISORS



# PROPERTY SUMMARY

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## OFFERING SUMMARY

Sale Price:	Contact Agents
Lot Size:	±5.36 Acres
Zoning:	CC

[C-3 Zoning Case Link](#)

[Ridgedale Special Focus Area Plan](#)

## DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Population	73,767	155,061	271,482
Total Households	26,830	58,249	109,727
Average HH Income	\$90,656	\$87,842	\$95,929

## PROPERTY OVERVIEW

**Prime ±5.36 AC development site at the signalized hard corner of Iron Bridge Rd and Jessup Rd**

## PROPERTY HIGHLIGHTS

- High visibility signalized intersection
- CC (Corridor Commercial) Zoning
- ±700' frontage on Iron Bridge Rd; ±350' frontage on Jessup Rd
- Located within the Ridgedale Special Area Plan
- Ideal for commercial or medical office uses
- Public utilities available



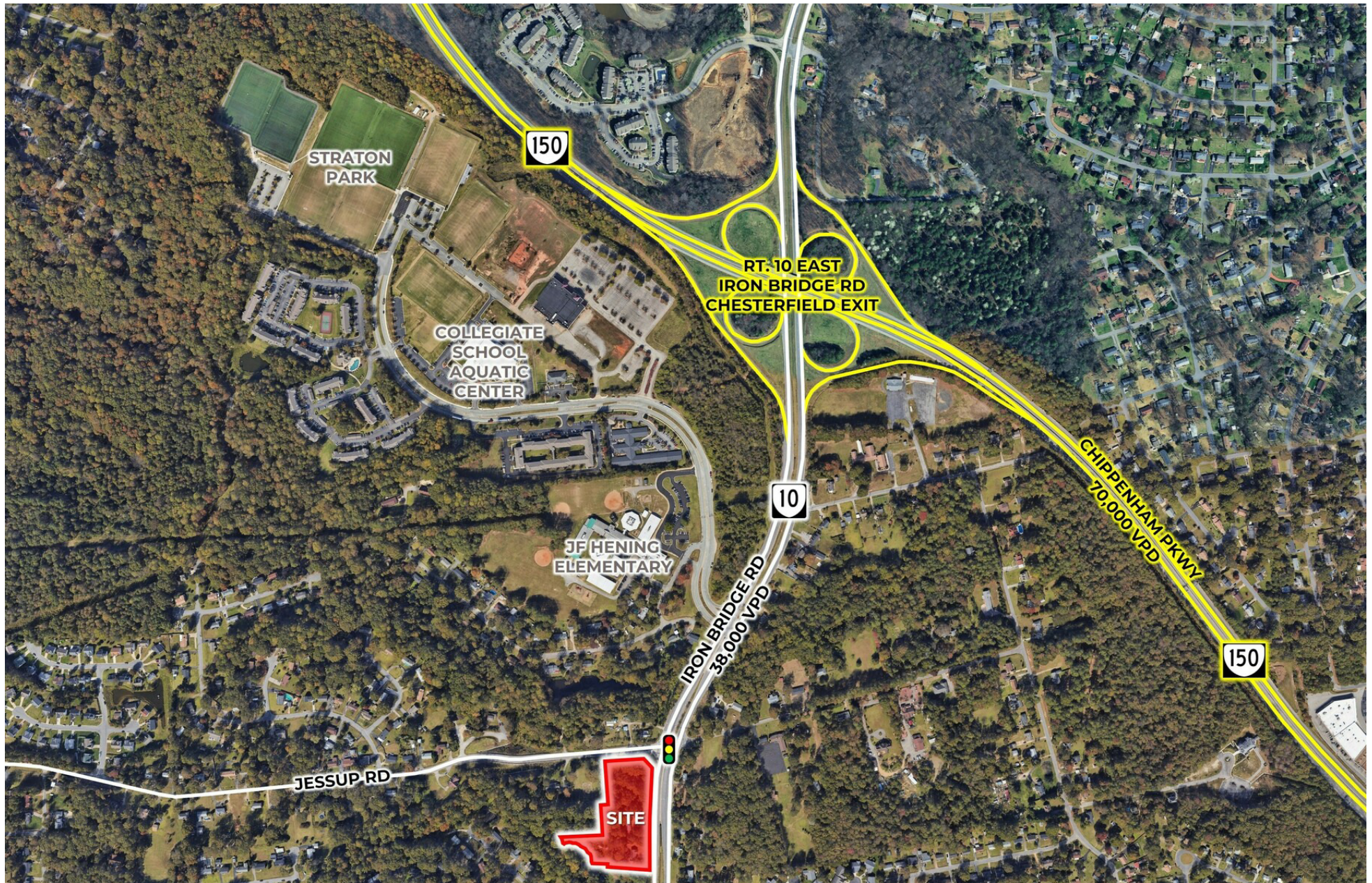
# LOCATION MAP

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# CONTACT INFORMATION

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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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