

**CHESTERFIELD**  
COUNTY VIRGINIA



**98± ACRES**

**IRON BRIDGE ROAD - 37,000± VPD**

**BEACH ROAD - 16,200± VPD**

**FOR SALE**

9822 Iron Bridge Road | Chesterfield, VA 23832



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

## PROPERTY HIGHLIGHTS

- › 98± Acres available in prime Chesterfield location
- › Comprehensive Plan calls for high density commercial or residential development with MINIMUM 12 units/acre
- › New Nash Road extension currently under construction through the property - \$25M project fully funded
- › Property will have 4,000'± of direct frontage on new road
- › New signalized intersection on Iron Bridge Road being built in association with Nash Road extension, as well as roundabout with Beach Road
- › Property is just 1 mile from Route 288 interchange, which provides access to I-95, Midlothian, and others
- › Property is across from Chesterfield government offices, who employs roughly 4,500 people

### FOR MORE INFORMATION:

#### JAMIE GALANTI, CCIM, SIOR

Senior Vice President | Partner

804-433-1825

[jgalanti@commonwealthcommercial.com](mailto:jgalanti@commonwealthcommercial.com)

#### CHRIS JENKINS

Senior Vice President

804-922-6364

[cjenkins@commonwealthcommercial.com](mailto:cjenkins@commonwealthcommercial.com)

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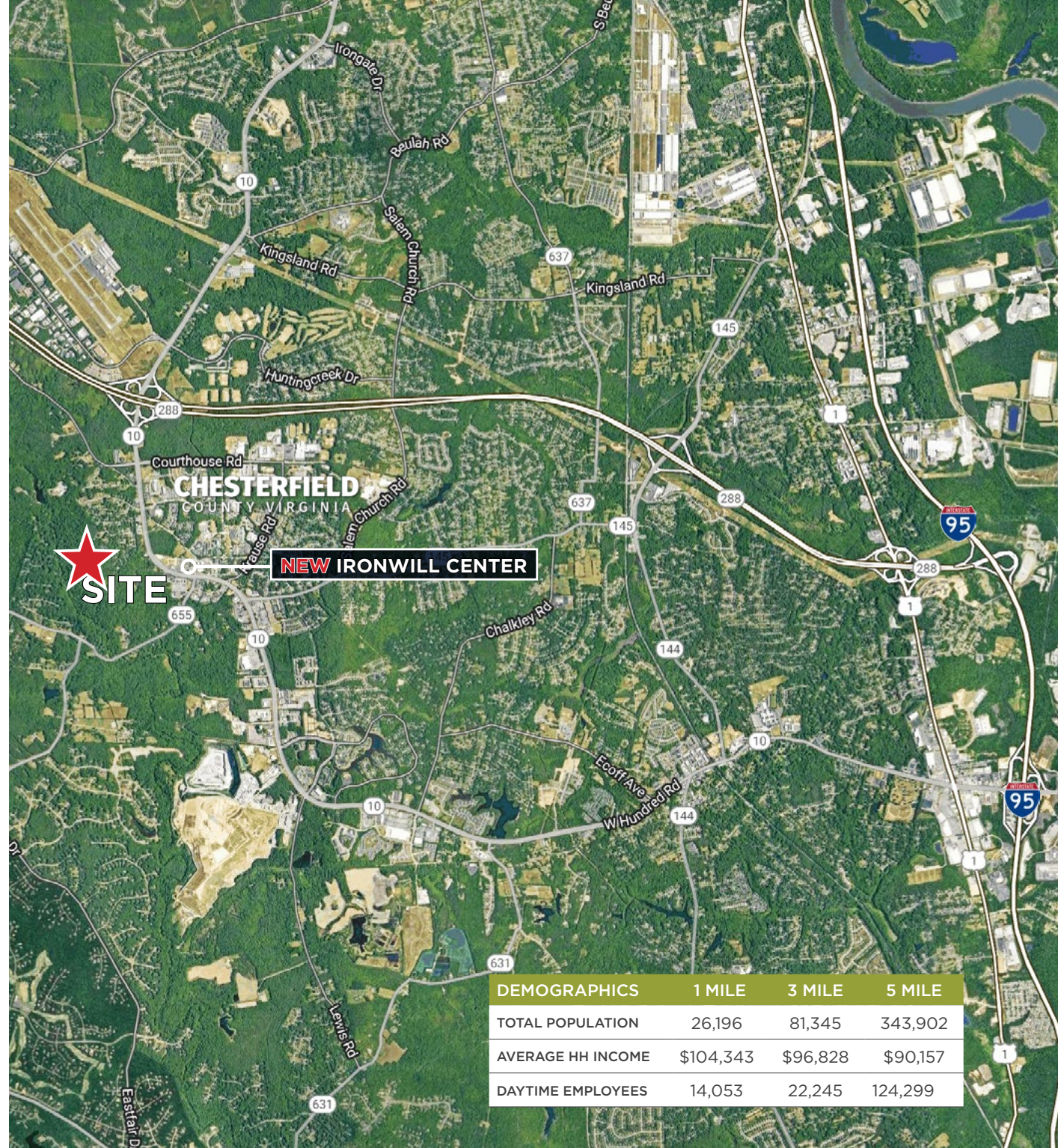
## MARKET OVERVIEW

# CHESTERFIELD SNAPSHOT

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.

## SURROUNDING RETAIL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	26,196	81,345	343,902
AVERAGE HH INCOME	\$104,343	\$96,828	\$90,157
DAYTIME EMPLOYEES	14,053	22,245	124,299

## MARKET OVERVIEW

# RICHMOND SNAPSHOT

### RICHMOND MARKET ATTRACTS BUSINESSES WITH TOP RANKINGS, LOW COSTS

Richmond is drawing national attention for the many advantages it offers to businesses. Leading publications like the Wall Street Journal and [kiplinger.com](https://www.kiplinger.com) have given Richmond high marks, including the best small city of the future, the 4th best city for commuters, and the #1 digital city. With a top ranking for business from Forbes and CNBC and below average wage, payroll, workers comp, and unemployment costs, Richmond is consistently considered as a top place to locate a business.

### RICHMOND'S ECONOMIC INDICATORS ARE STRONG:

**Strong job growth and low unemployment make Richmond attractive to businesses.**

Major Industries: **Bio-science, Technology, Financial services**

Gross Metro Product: **\$85.9 B\***

Job Growth: **1.2%\***

Unemployment Rates +	RIC	USA
2022	2.8%	3.3%
2023	2.9%	3.5%

### RICHMOND IS HOME TO EIGHT FORTUNE 500 COMPANIES, MORE THAN SAN DIEGO, AND PHOENIX

Richmond ranked #1 among large cities for jobs in financial services (New Geography), #1 best place to live in America (Business Insider), and #2 city millennials are moving to (Time)

Fortune Rank	Company	Type	Local Employees
91	Performance Food Group	Food wholesaler	819
124	CarMax	Automotive retailer	2,475
194	Altria Group	Tobacco and wine products	3,850
242	Dominion Energy	Electric and gas utility	5,433
352	Markel	Insurance	1,886
390	Owens & Minor	Health care wholesaler	609
460	Arko Corp.	Convenience stores	500
486	Genworth Financial	Insurance	850

Source: Fortune, May 2023. Employment Figures from Costar, Direct Contact and Online Sources.



### RICHMOND'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Metro Population: **1,300,000\***

Net Migration: **1,760\***

Median Household Income: **\$69,504\***

Average Hourly Wage+	RIC	USA
All Occupations	\$28.88	\$29.76
Management Analysts	\$45.26	\$50.32
Real Estate Sales Agents	\$35.50	\$31.66
Loan Interviewers & clerks	\$22.96	\$22.47
Construction Laborers	\$17.43	\$22.29

Median Home Price: **\$280,000\*** Cost of Living: **3% below nat'l avg\***

### RICHMOND'S CULTURAL AND SOCIAL ASSETS ARE ABUNDANT:

**High education levels attract and produce a vibrant workforce**

High School Attainment	90%
College Attainment	36.8%
Graduate Degrees	14%

Top Higher Education: University of Richmond, Virginia Commonwealth University, VCU Medical Center, VCU School of Dentistry, Virginia Union University, J. Sargeant Reynolds Community College

### CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:

Top Museums: **Virginia Museum of Fine Arts, Black History Museum, Valentine Museum, Edgar Allen Poe Museum, American Civil War Museum**

Top Theaters: **Altria Theater, Dominion Arts Center, Landmark Theater, Virginia Repertory Theater**