

# LAND AVAILABLE BUILD TO SUIT AND GROUND LEASE OPPORTUNITY

9400 IRON BRIDGE ROAD, CHESTERFIELD, VA

**4.5 ACRES**  
**ON HIGHLY TRAFFICKED ROAD**



CONTACT:

**HUDSON ROGERS**

OFFICE: 843.203.1658

MOBILE: 843.442.3978

HUDSON@TWINRIVERSCAP.COM



CONTACT:

**DOUG HORACK**

OFFICE: 843.973.8239

MOBILE: 843.343.2396

DOUG@TWINRIVERSCAP.COM

125 G WAPPOO CREEK DRIVE  
CHARLESTON, SC 29412





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**AREA OVERVIEW**  
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**HUDSON ROGERS**

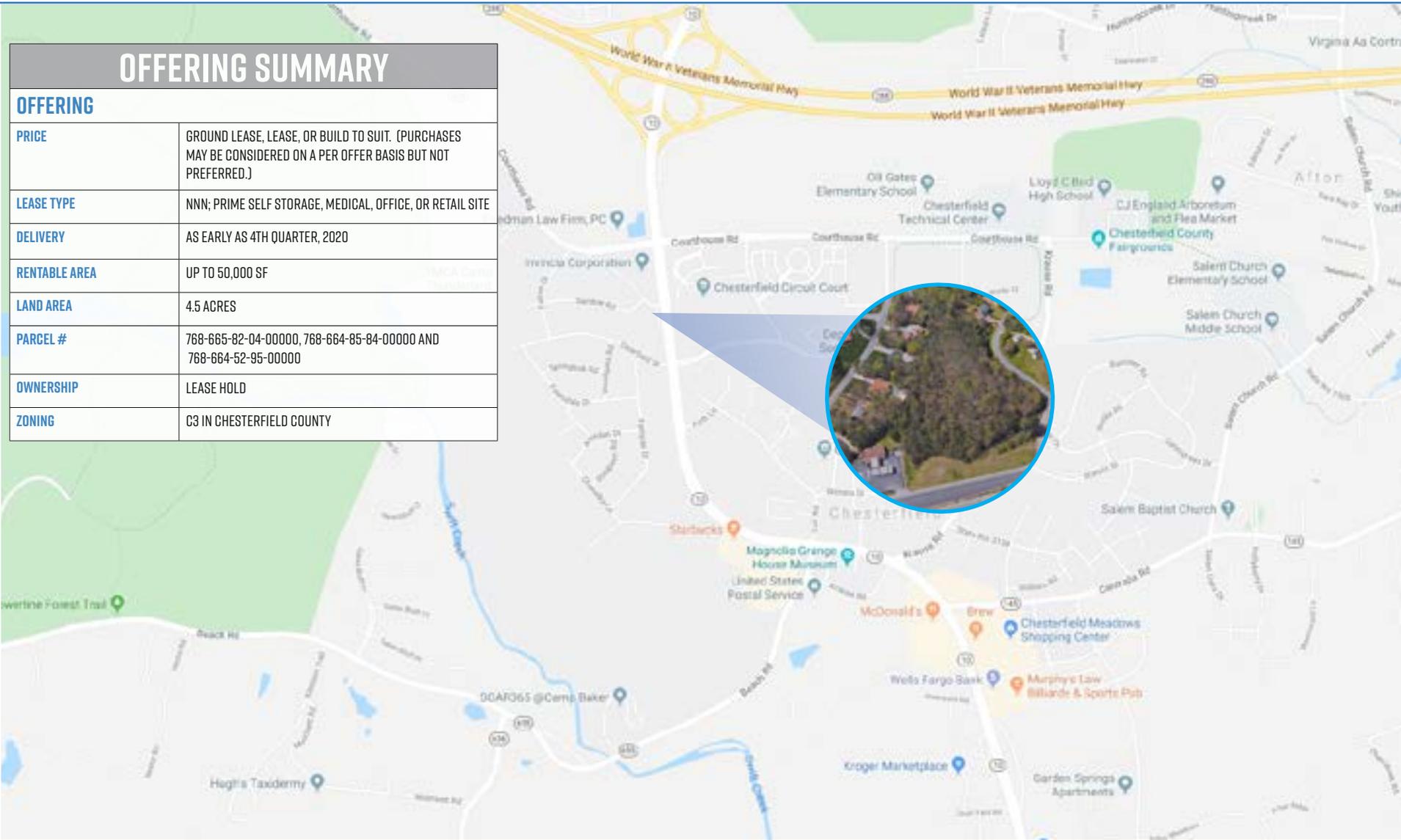
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**OFFERING SUMMARY**

<b>OFFERING</b>	
<b>PRICE</b>	GROUND LEASE, LEASE, OR BUILD TO SUIT. (PURCHASES MAY BE CONSIDERED ON A PER OFFER BASIS BUT NOT PREFERRED.)
<b>LEASE TYPE</b>	NNN; PRIME SELF STORAGE, MEDICAL, OFFICE, OR RETAIL SITE
<b>DELIVERY</b>	AS EARLY AS 4TH QUARTER, 2020
<b>RENTABLE AREA</b>	UP TO 50,000 SF
<b>LAND AREA</b>	4.5 ACRES
<b>PARCEL #</b>	768-665-82-04-00000, 768-664-85-84-00000 AND 768-664-52-95-00000
<b>OWNERSHIP</b>	LEASE HOLD
<b>ZONING</b>	C3 IN CHESTERFIELD COUNTY



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# PROPERTY HIGHLIGHTS

This is a hard corner site at the southwest corner of Iron Bridge Rd and Halls Run Rd., directly across from Chesterfield County municipal facilities. Delivery as early as 4th quarter, 2020 – earlier than most other planned developments in the area. The site, surrounded by planned communities, is located on bustling Iron Bridge Road in Chesterfield County, which is one of the fastest growing counties in Virginia. The site boasts 45,000 VPD, which is the highest VPD in the trade area. Ideal location for c-stores, self-storage, office, medical, sit -down and QSR restaurants, and other general retail. Ground lease, lease, and build to suit opportunities for qualified Tenants.



**HARD CORNER SITE**



**45,000 VPD (HIGHEST IN THE TRADE AREA)**



**DELIVERY AS EARLY AS 4TH QUARTER 2020**



**ONE OF THE FASTEST GROWING COUNTIES IN VA**



**SURROUNDED BY PLANNED COMMUNITIES**



**MAJOR BARRIERS TO ENTRY IN TRADE AREA**



**VERY STRONG DAYTIME WORK FORCE**



**SURROUNDED BY FORTUNE 500 RETAILERS**

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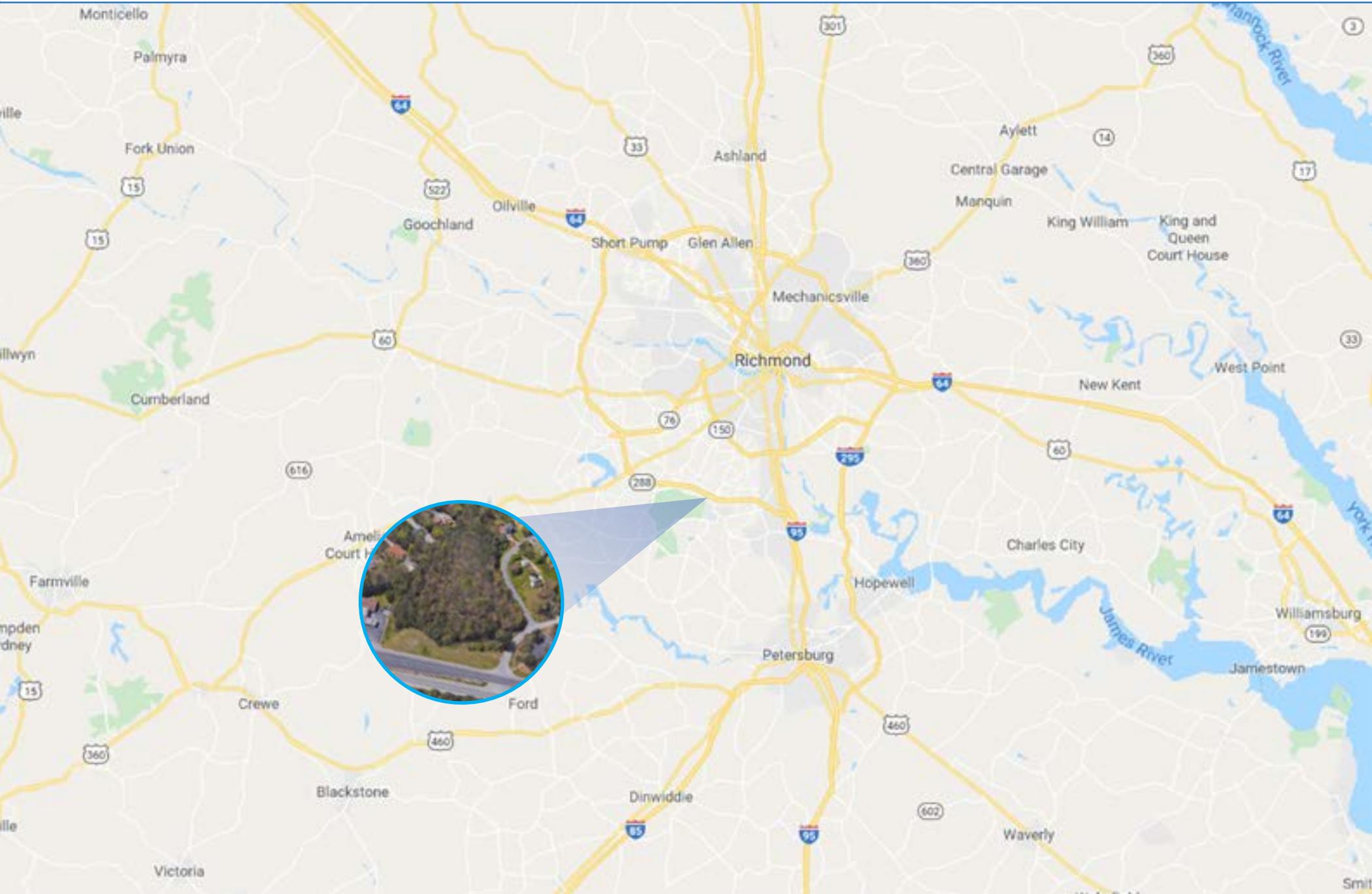
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# LOCATION OVERVIEW



# MID AERIAL



# SITE AERIAL



Chester Pediatrics

**SITE**

Shell

Chesterfield Optometric Center

IRON BRIDGE RD

IRON BRIDGE RD

Chesterfield County General District & Circuit Court

CHESTERFIELD COUNTY PUBLIC LIBRARY

# DEMOGRAPHICS



AVERAGE HOUSEHOLD SIZE



## LEADING INDUSTRIES

OFFICE & ADMINISTRATIVE  
MANAGEMENT  
SALES  
BUSINESS & FINANCIAL OPERATIONS

2019 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	2,325	27,498	85,685
HOUSEHOLDS	772	9,773	31,108
FAMILIES	471	7,197	22,799
AVERAGE HOUSEHOLD SIZE	2.14	2.73	2.72
OWNER OCCUPIED HOUSING UNITS	613	7,398	23,358
RENTER OCCUPIED HOUSING UNITS	158	2,375	7,751
MEDIAN AGE	43.7	39.4	39.5
MEDIAN HOUSEHOLD INCOME	\$55,095	\$75,937	\$74,601
AVERAGE HOUSEHOLD INCOME	\$70,836	\$90,499	\$87,837
2024 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	2,376	29,241	90,436
HOUSEHOLDS	794	10,379	32,769
FAMILIES	482	7,625	23,952
AVERAGE HOUSEHOLD SIZE	2.14	2.74	2.73
OWNER OCCUPIED HOUSING UNITS	640	7,989	24,957
RENTER OCCUPIED HOUSING UNITS	155	2,390	7,812
MEDIAN AGE	44.1	40.4	40.4
MEDIAN HOUSEHOLD INCOME	\$61,016	\$82,893	\$81,236
AVERAGE HOUSEHOLD INCOME	\$79,443	\$101,203	\$98,652



## CITY OF CHESTERFIELD

CHESTERFIELD COUNTY IS A COUNTY LOCATED JUST SOUTH OF RICHMOND IN THE COMMONWEALTH OF VIRGINIA. THE COUNTY'S BORDERS ARE PRIMARILY DEFINED BY THE JAMES RIVER TO THE NORTH AND THE APPOMATTOX RIVER TO THE SOUTH. ITS COUNTY SEAT IS CHESTERFIELD COURT HOUSE.

CHESTERFIELD COUNTY WAS FORMED IN 1749 FROM PARTS OF HENRICO COUNTY. IT WAS NAMED FOR PHILIP STANHOPE, 4TH EARL OF CHESTERFIELD, A PROMINENT ENGLISH STATESMAN WHO HAD BEEN THE LORD LIEUTENANT OF IRELAND.

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