

# LAND AVAILABLE BUILD TO SUIT AND GROUND LEASE OPPORTUNITY

9400 IRON BRIDGE ROAD, CHESTERFIELD, VA

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



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125 G WAPP00 CREEK DRIVE  
CHARLESTON, SC 29412







## TABLE OF CONTENTS

**3**

### **PROPERTY SUMMARY**

OFFERING SUMMARY | PROPERTY HIGHLIGHTS

**5**

### **PROPERTY OVERVIEW**

LOCATION OVERVIEW | MID AERIAL | SITE AERIAL

**8**

### **AREA OVERVIEW**

DEMOGRAPHICS

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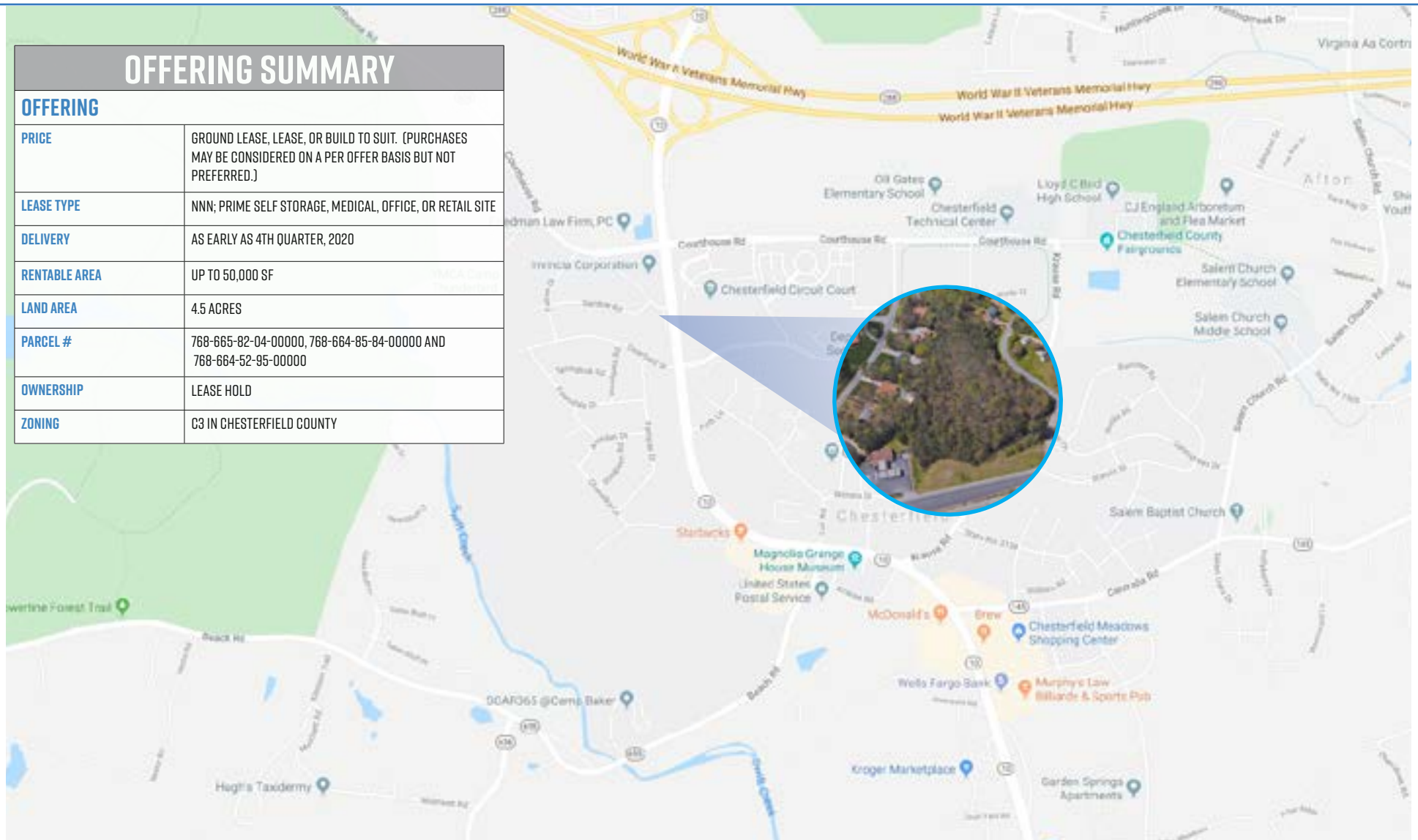
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## OFFERING SUMMARY

### OFFERING

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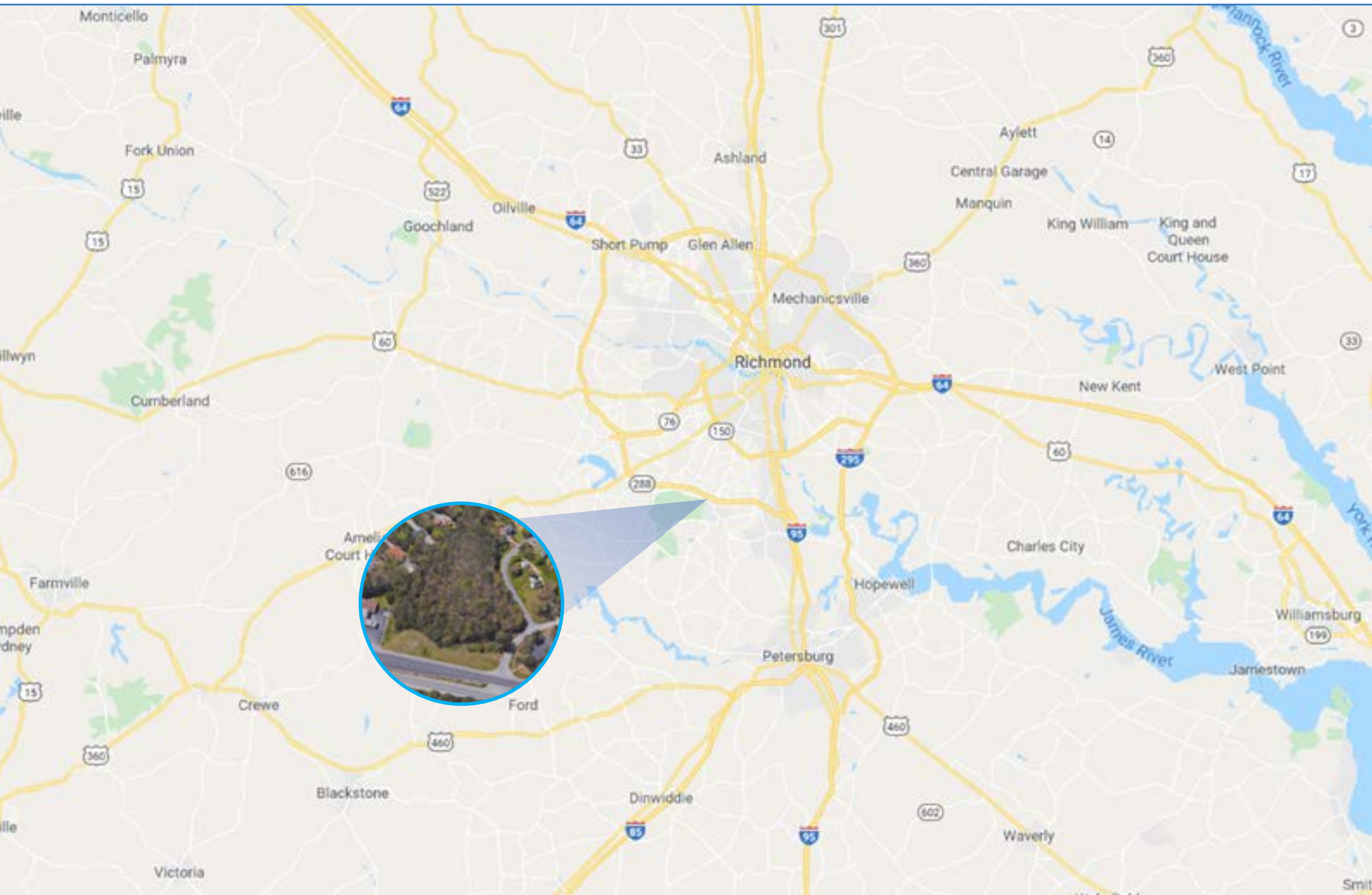
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## LOCATION OVERVIEW





## MID AERIAL





## SITE AERIAL



# DEMOGRAPHICS

CHESTERFIELD, VA

9400 IRON BRIDGE ROAD



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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