



ROUTE 10 & JESSUP

IRONBRIDGE ROAD (ROUTE 10) & JESSUP ROAD | RICHMOND, VA 23234

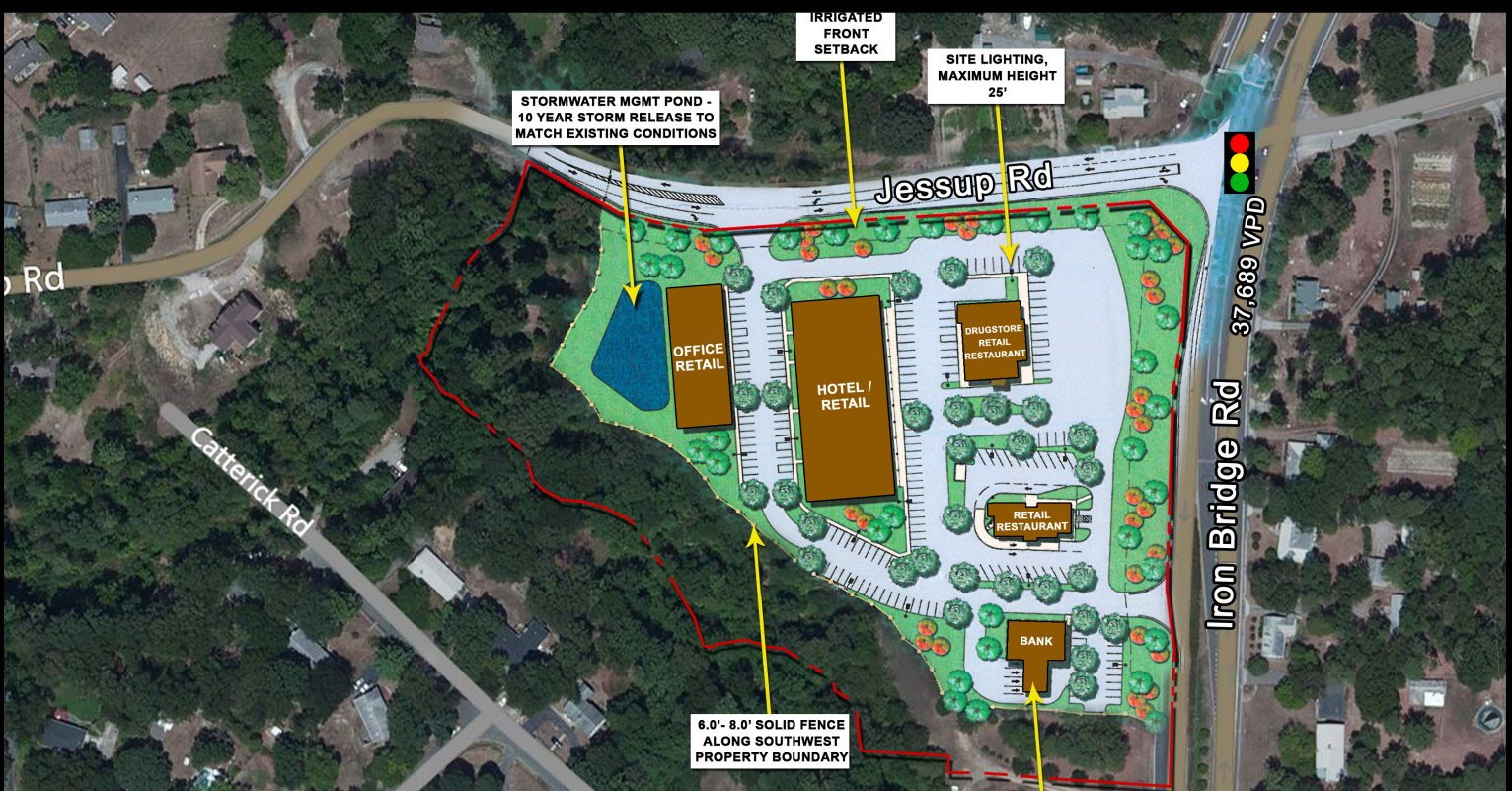
FEATURES

- **± 10.82 Acres of Commercial Land for Sale or Lease.**
- Zoned C-3.
- Mixed-use development with great visibility.
- Located at the intersection of Ironbridge Road (Route 10) and Jessup Road.
- 765' of direct frontage on Ironbridge Road.
- Less than a mile from *Ukrop Park*, a 45.5-acre state-of-the art sports and aquatic complex.
- Sewer and water stubbed to site.
- Existing traffic signal and two entry ways.
- Property sits above grade to Route 10.

DEMOGRAPHICS*

	1 mile	3 miles	5 miles
2017 Est. Population	6,450	35,532	67,678
Avg HH Income	\$59,332	\$65,552	\$63,761
Daytime Employment	1,801	4,589	18,355
Traffic Count	37,689 VPD on Route 10		

* Detailed demographics upon request



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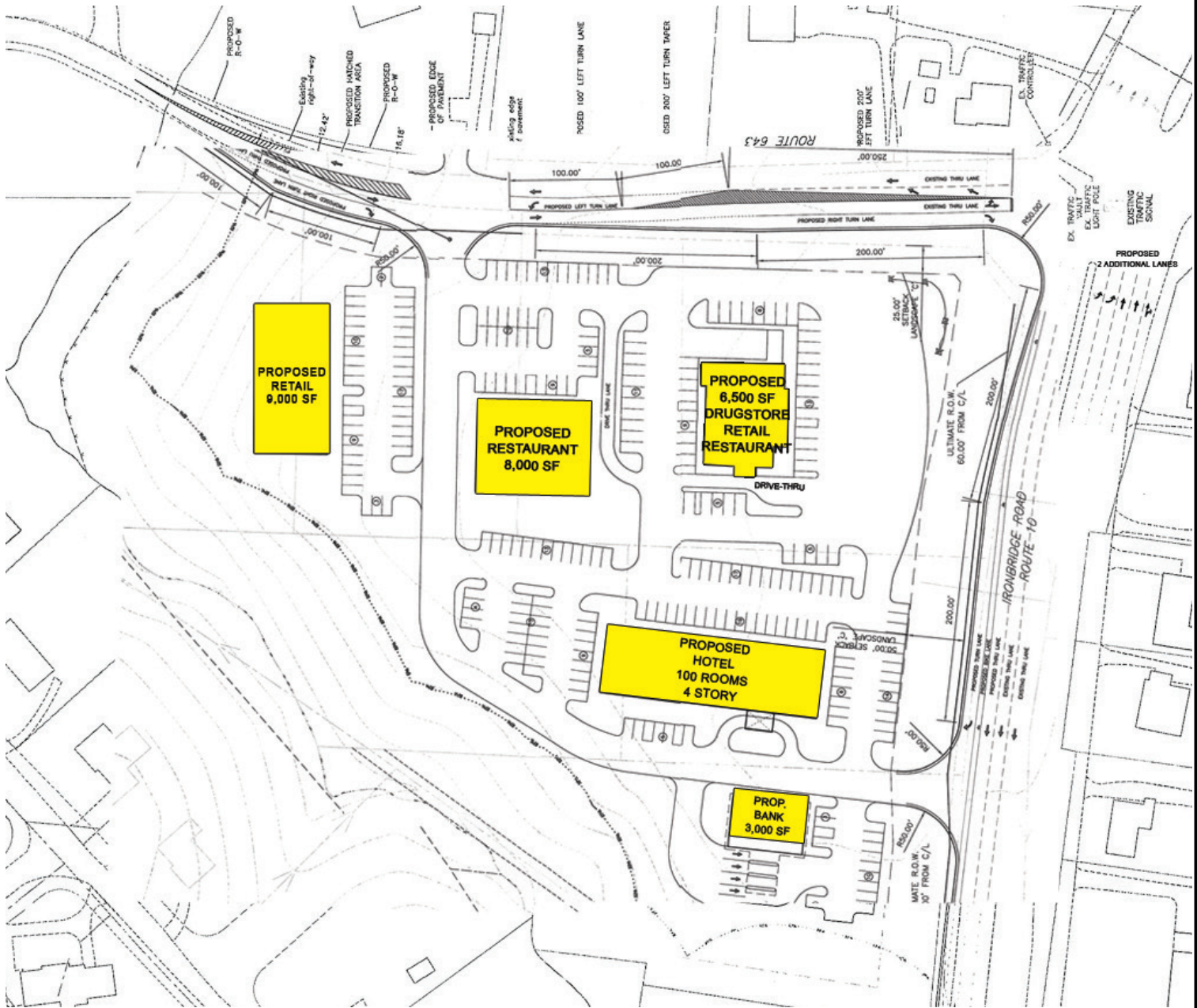
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PROPERTIES
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CONCEPTUAL PLAN



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AERIAL





AERIAL / MAP

