



GROUND LEASE / BUILD TO SUIT

5501 IRON BRIDGE ROAD

5501 IRON BRIDGE ROAD, RICHMOND, VA 23234



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lot Size: 1.94 Acres Total/
1.22 Acres Usable

Zoning: C-1

PROPERTY OVERVIEW

Pad site available for ground lease or build to suit. Located on Ironbridge Road and Lakemere Drive in Chesterfield County, the 4th largest county in Virginia, with over 300,000 residents and growing.

PROPERTY HIGHLIGHTS

- 1.94 total acres; 1.22 usable acres available
- Dense residential surrounding the site including Braxton, a 55+ age restricted community with 132 units
- Near Watermark Town Center, a 300-unit apartment development, as well as numerous other retailers such as Walmart, Food Lion and CVS
- 29,000 VPD - Rt. 10 and Iron Bridge Road

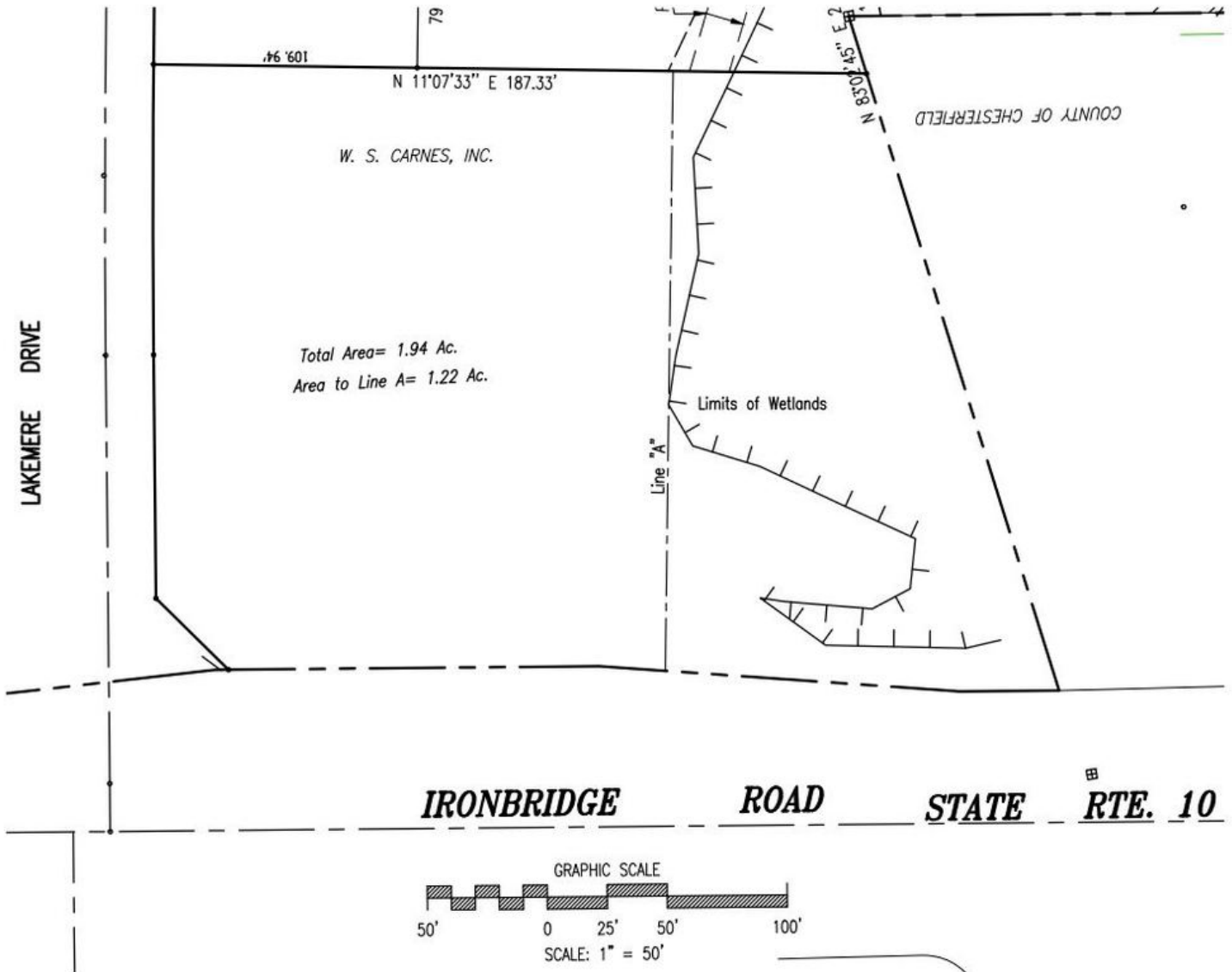
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,194	22,099	54,031
Total Population:	5,968	60,815	148,397
Average HH Income:	\$67,223	\$59,946	\$56,869

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SITE PLAN



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RETAILER MAP

