

FOR LEASE

LOCAL CRAFT
PIZZA & BEER
JUST SIGNED!

360°
VIRTUAL TOUR

6929
AVAILABLE
NOW

6931
AVAILABLE
NOW

6937
AVAILABLE
NOW

6941
AVAILABLE
NOW



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COMMERCIAL REAL ESTATE

Courthouse Shops

6921 Commons Plaza, Chesterfield, VA 23832

Overview

Located just off Route 288, this multi-tenant building offers great visibility fronting Iron Bridge Road with daily traffic counts topping 53,000. The site sits between Chesterfield County's Government Complex to the North and the Food Lion anchored Commons Plaza Shopping Center to the South, with a VCU Health medical office in development to the West. Four in-line spaces are available for lease, co-tenanted with national brands Jersey Mike's, The UPS Store, and Tropical Smoothie Cafe.

Quick Facts

Availability	Immediate
Size	1,250 - 2,556 square feet
Parking	52 spaces
Rental Rate	TBD
Net Charges	\$5.01 per square foot (TAX & INS included in CAM charge)
Co-Tenants	tropical CAFE SMOOTHIE Jersey Mike's Subs The UPS Store ups

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	3,293	29,467	84,278
 HOUSEHOLDS	1,218	10,923	31,261
 AVG. HH INCOME	\$90,513	\$118,573	\$107,030
 DAYTIME POPULATION	11,165	32,930	77,267
 TRAFFIC COUNT	40,000 AADT (Iron Bridge Road)	16,000 AADT (Beach Road)	

Space	Size
Local Craft Pizza & Beer	1,500 SF
Tropical Smoothie Cafe	1,570 SF
6292 Available	1,278 SF
6931 Available (View 360 °)	1,278 SF
The UPS Store	1,406 SF
Phoenix Nail Salon	1,251 SF
6937 Available	1,253 SF
6941 Available	1,250 SF
Jersey Mike's	1,549 SF
TOTAL:	12,335 SF





Iron Bridge Rd

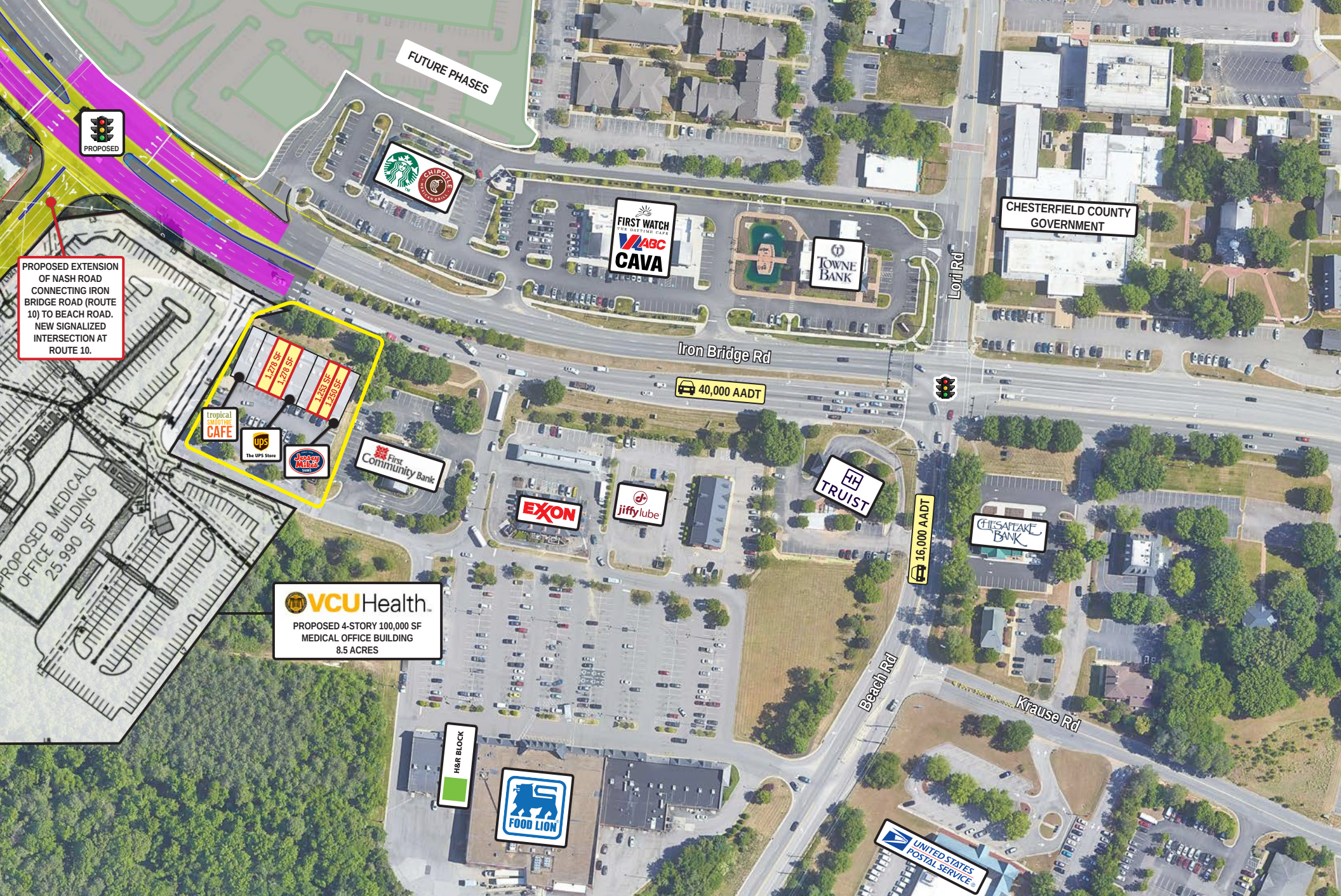
40,000 AADT

LOCAL CRAFT PIZZA & BEER	tropical CAFE SMOOTHIE	1,278 SF	1,278 SF	The UPS Store	PHOENIX NAIL SALON	1,253 SF	1,250 SF	Jockey Mitas Subs
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First Community Bank

EXXON

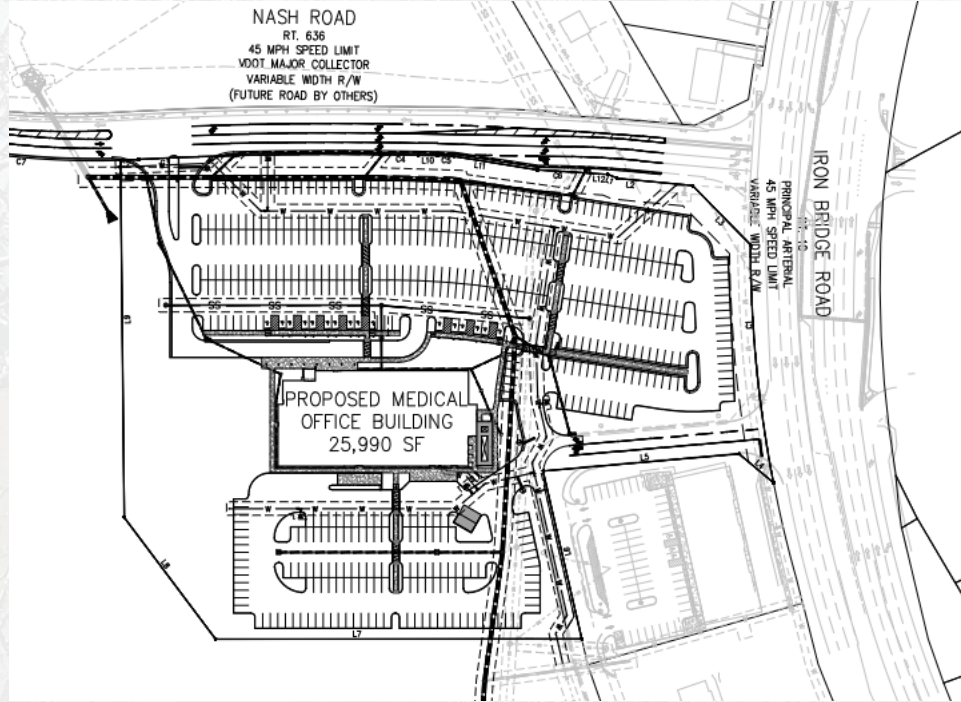
VCU Health
PROPOSED 4-STORY 100,000 SF
MEDICAL OFFICE BUILDING
8.5 ACRES



Market Aerial

VCU Health files plans for 100,000-square-foot medical office in Chesterfield

March 27, 2025 - Richmond Bizsense



Recent filings with Chesterfield County have shed light on VCU Health's vision for a property it recently acquired near the intersection of Iron Bridge and Beach roads.

The health system is planning to build a four-story, 100,000-square-foot medical office building on the 8.5-acre site, according to a site plan the county received this week.

The project would appear to be a relocated and enlarged version of the 60,000-square-foot outpatient surgery center and office facility that VCU Health once planned as an anchor to the Courthouse Landing development under construction just up the road.

After pulling out of Courthouse Landing, VCU Health earlier this year acquired this newer site, which consists of undeveloped land at 9820 Iron Bridge Road and 7220 Beach Road. The property is next to the Food Lion-anchored Courthouse Commons West shopping center and near the Chesterfield courthouse.

A 540-space parking lot is planned for the site. Vehicle access to the proposed facility would be on the under-construction Nash Road extension. The property also would be accessible from Iron Bridge by way of the existing Commons Square roadway.

A VCU Health spokeswoman declined to comment on the project.

The health system backed out of Courthouse Landing by mid-2024 due to perceived delays in the development's construction and other issues that prompted it to seek a new location, according to filings with the state.

Courthouse Landing's developers have since said they are on track to see some of the development's first pieces be completed this spring, with others to kick off throughout the year.

VCU Health received regulatory approval to relocate the proposed surgical center from the state health commissioner in December. Certain medical facilities and equipment need to be approved through the state's Certificate of Public Need regulatory process, and moving an approved project also requires state permission.

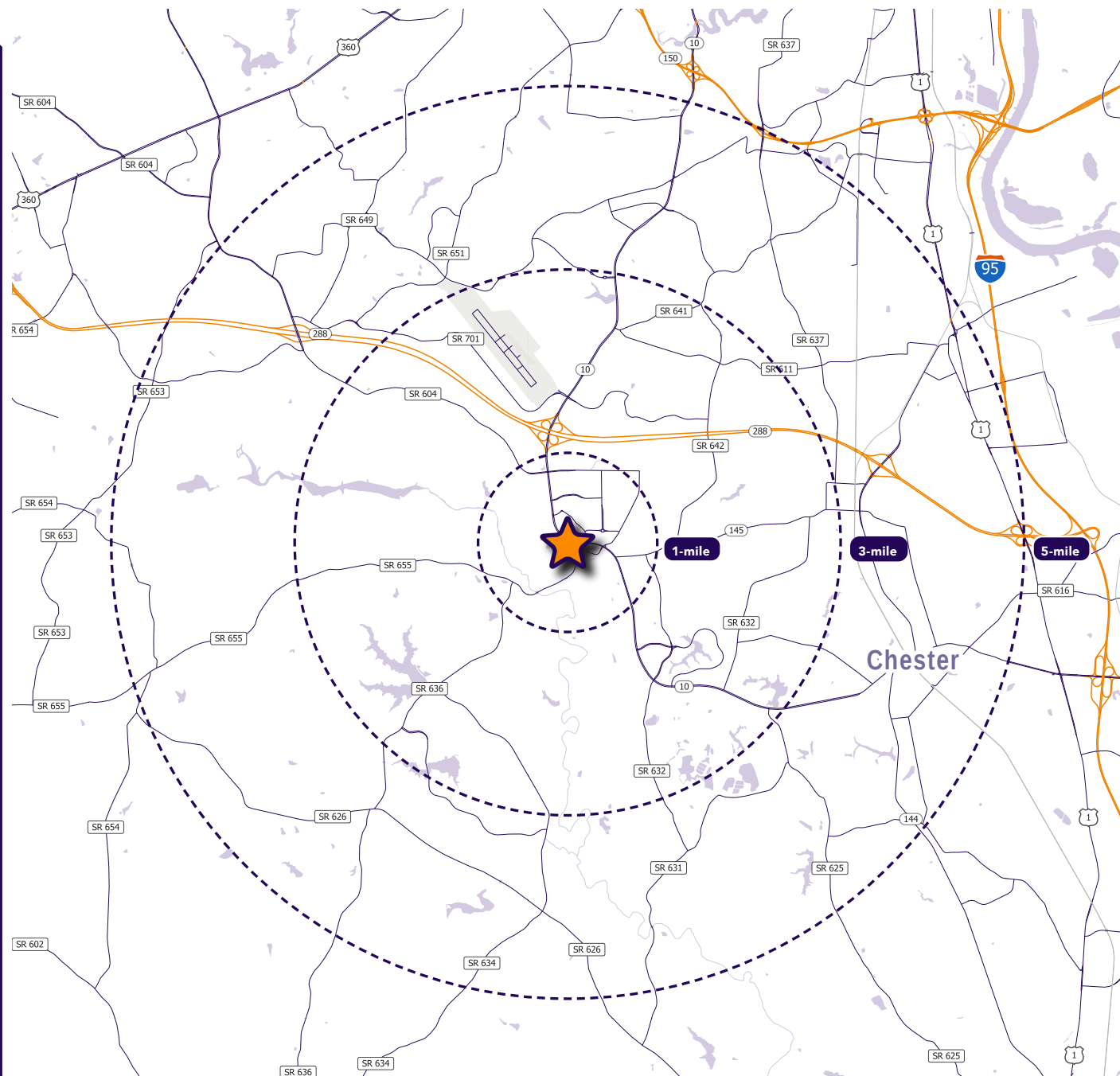
The state health commissioner's approval letter described the new location as "Virginia Route 10 (Iron Bridge) and Commons Square." The letter said the outpatient component of the building is expected to cost \$33.4 million.

A March 24 site plan refers to the project as an "M.O.B./A.S.C." facility, acronyms that typically refer to "medical office building" and "ambulatory surgery center," which is a medical facility that provides surgery services that don't require overnight stays.

The Chesterfield project moves forward as VCU Health is working on another project on land it recently acquired in Richmond. The health system earlier this month informed the state health department of its intention to build a medical facility at the former Pet Dairy facility on Robin Hood Road, which VCU Health acquired late last year.

Source: [LINK](#)

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