

FOR SALE OR LEASE Available Immediately



11275 IRON BRIDGE RD



11275 Iron Bridge Road

Chester, VA 23831

Overview

1.15-acres available for sale or lease on Iron Bridge Road with 28,000 AADT, this property offers outstanding frontage along one of the fastest growing corridors in Chesterfield County. Offering full access and multiple points of ingress from Iron Bridge Road along with favorable C-3 zoning, the site is in the heart of a growing commercial and residential corridor that boasts average household incomes exceeding \$100,000 and robust daytime employment. Numerous regional and national retailers have established presences along the corridor and regional medical providers such as VCU Health are following suit.

Quick Facts

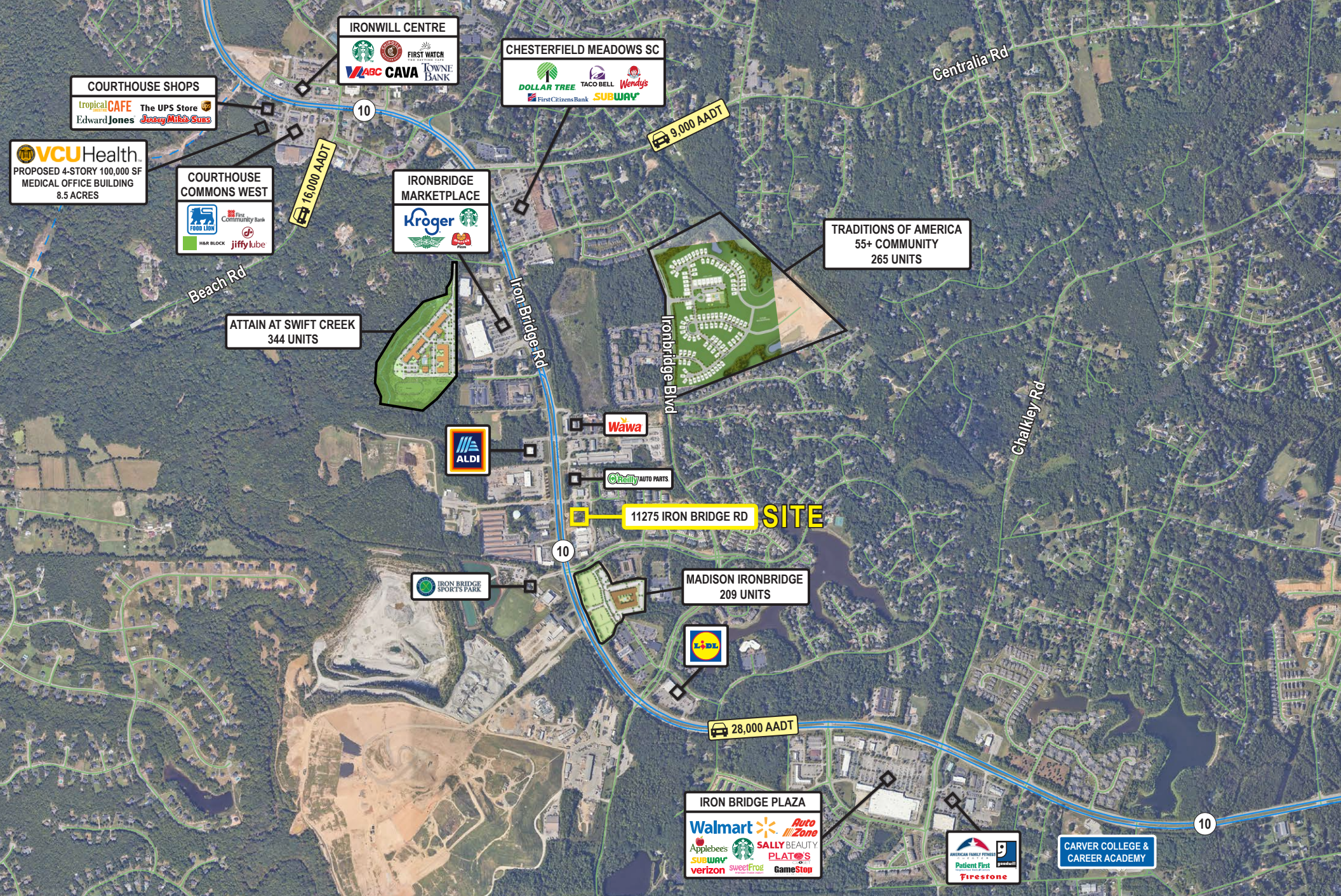
- Availability: Immediate
- Size: 1.15 acres
- Rental Rate: Negotiable
- Net Charges: TBD
- Zoning: C-3 (Community Business)
- Nearby Tenants:



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	4,181	31,593	80,825
HOUSEHOLDS	1,760	12,267	30,055
AVG. HH INCOME	\$105,724	\$117,763	\$114,555
DAYTIME POPULATION	3,685	31,492	83,261
TRAFFIC COUNT	28,000 AADT (Iron Bridge Rd)		







Interested? Contact:

Trey Blankinship

✉ srobins@segallgroup.com

☎ 804.207.4040

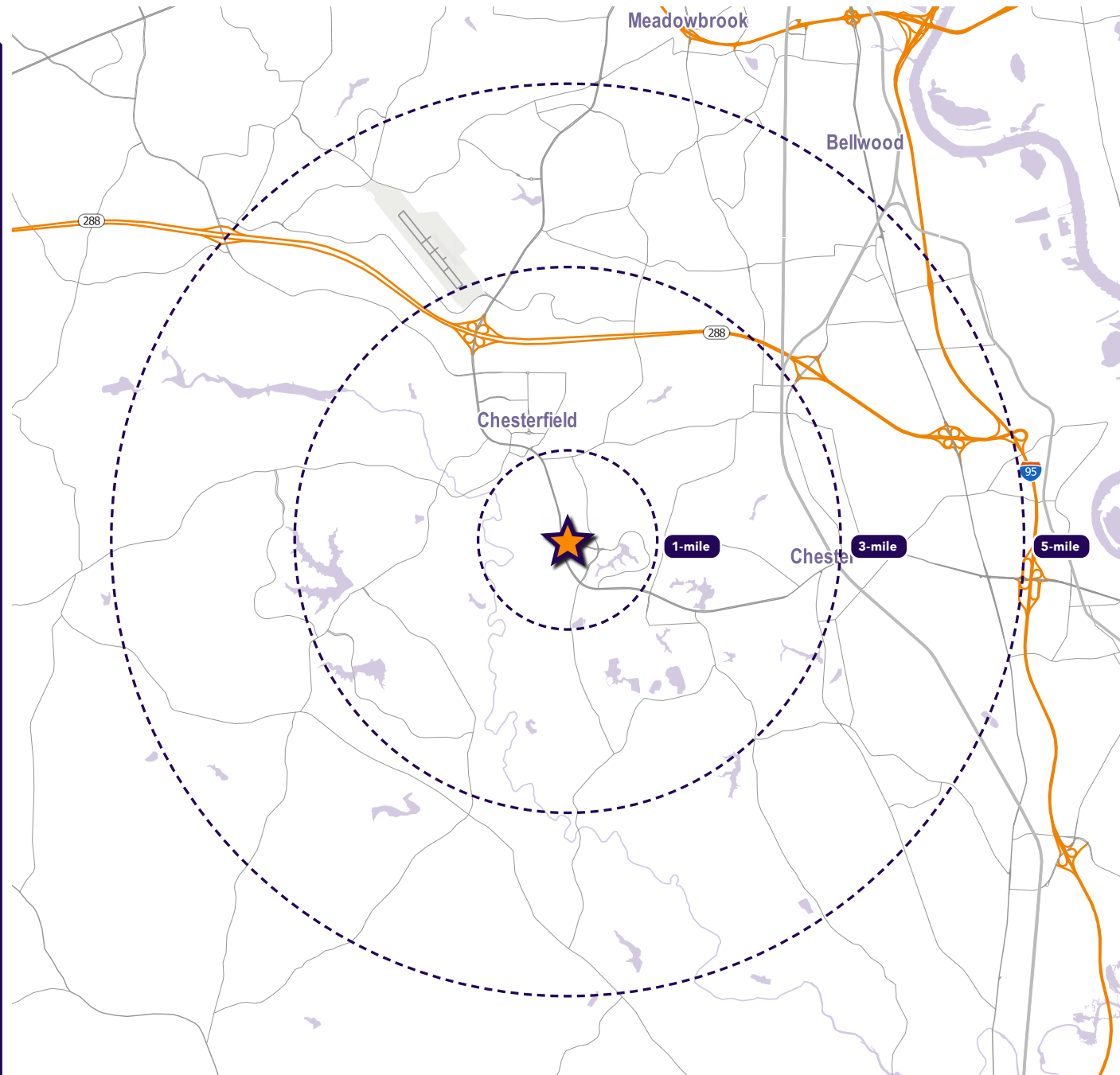
📞 804.516.1205

Ainslie Roland

✉ aroland@segallgroup.com

☎ 804.207.4040

📞 804.363.6887



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of
REALTY RESOURCES

**RETAIL
READY.**