

FOR GROUND LEASE OR BUILD TO SUIT

9601 Iron Bridge Road

Chesterfield, VA 23832

Overview

This ±3.25-acre parcel occupies a premier position at the signalized intersection of Lucy Corr Boulevard and Iron Bridge Road, offering exceptional visibility, access, and development potential in the heart of Chesterfield County. With an average daily traffic volume of approximately 42,000 vehicles, the site provides a rare opportunity for prominent signage and strong exposure along one of Chesterfield County's most heavily traveled corridors.

This high-profile corner site is available for ground lease or build-to-suit, presenting a flexible opportunity for commercial users seeking a strategic presence in one of Central Virginia's most active growth corridors. Its location, visibility, and proximity to key government, residential, and healthcare nodes make it a standout choice for forward-looking development.

Quick Facts

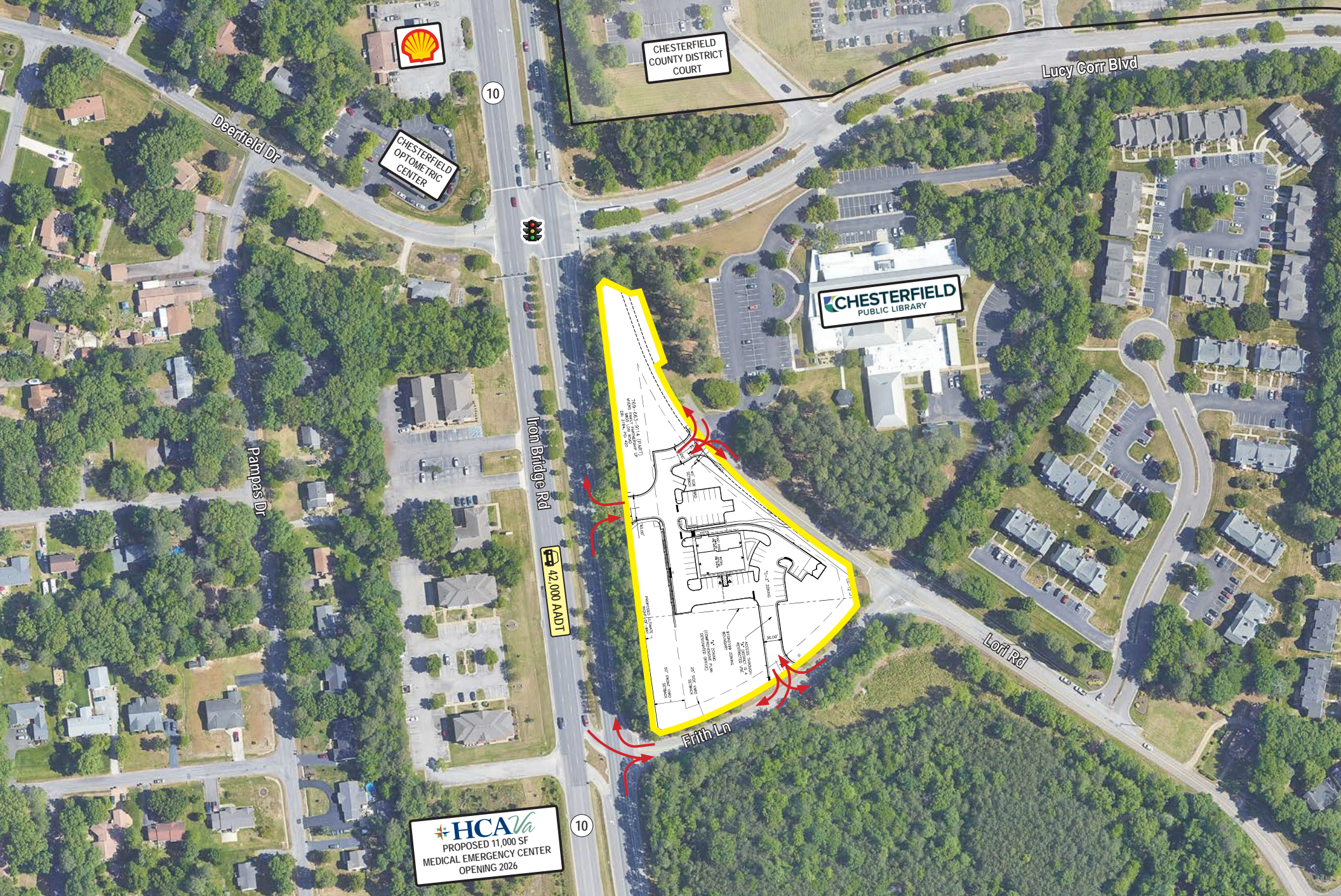
Availability	Immediate
Size	3.25 acres
Rental Rate	Contact Broker
Nearby Tenants	

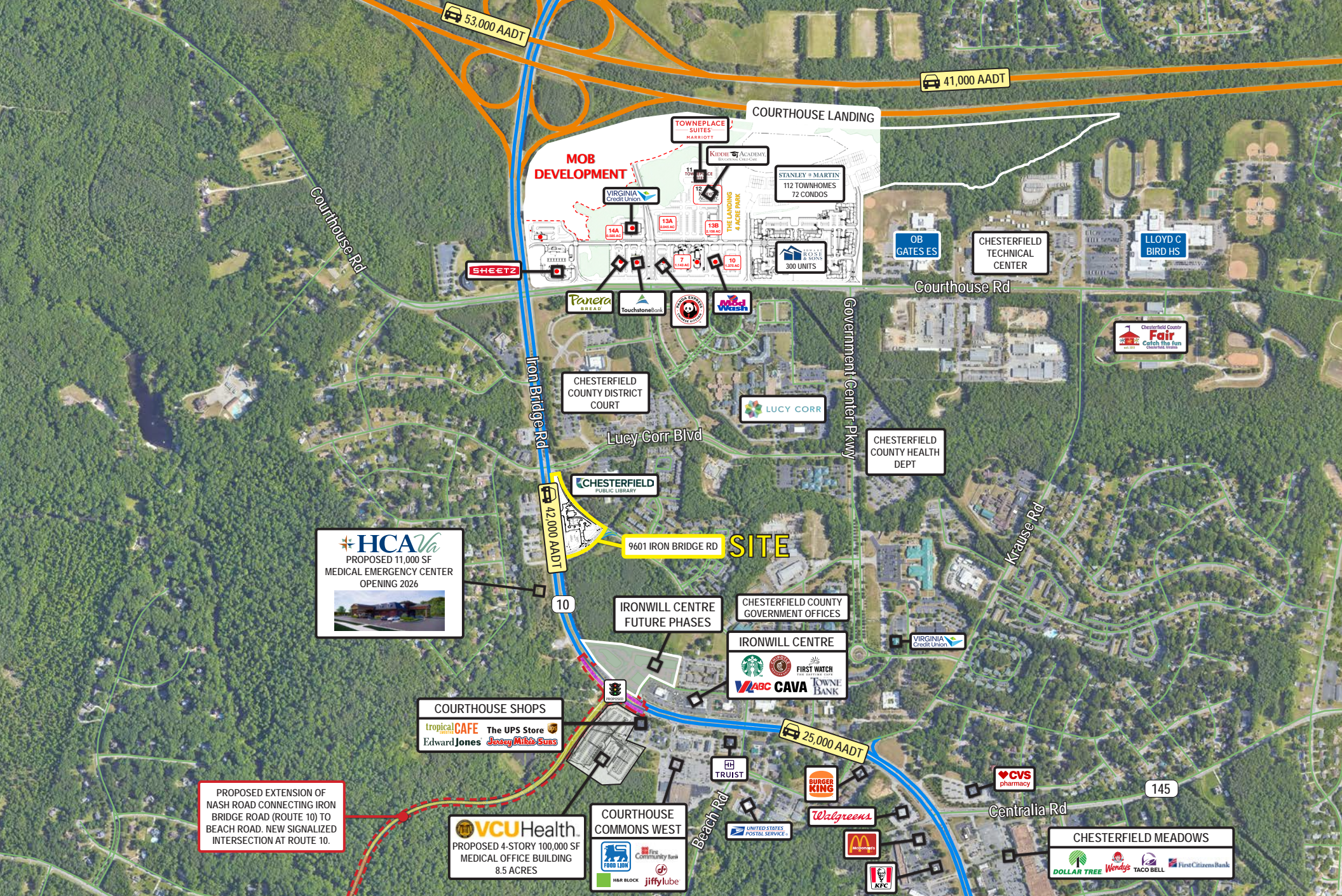


2024 Demographics	1 mile	3 miles	5 miles
POPULATION	2,807	29,934	90,748
HOUSEHOLDS	1,006	10,965	33,661
AVG. HH INCOME	\$90,303	\$113,639	\$105,273
DAYTIME POPULATION	10,111	31,028	76,227
TRAFFIC COUNT	42,000 AADT (Iron Bridge Rd)		

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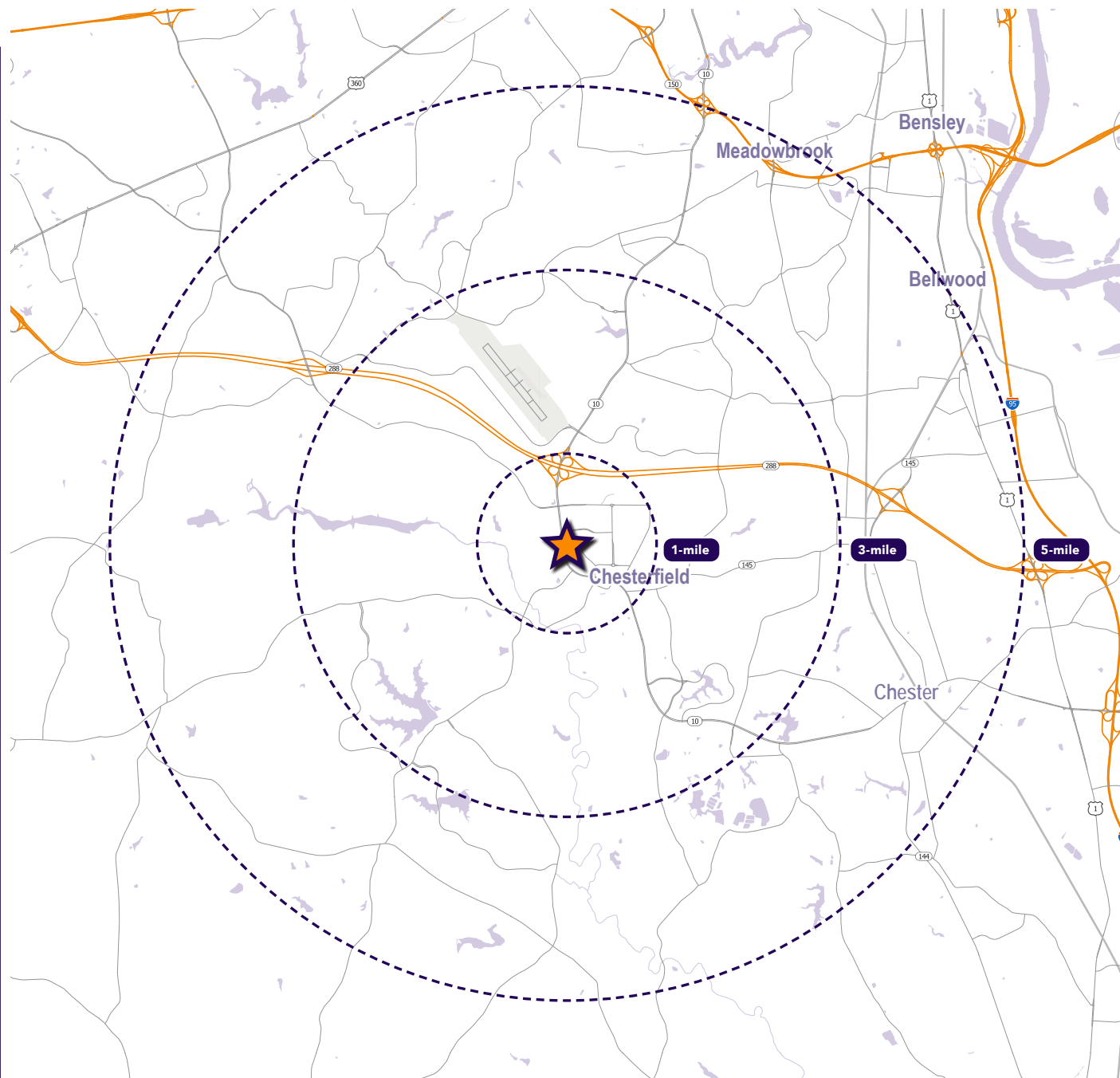
Interested? Contact:

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