

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.

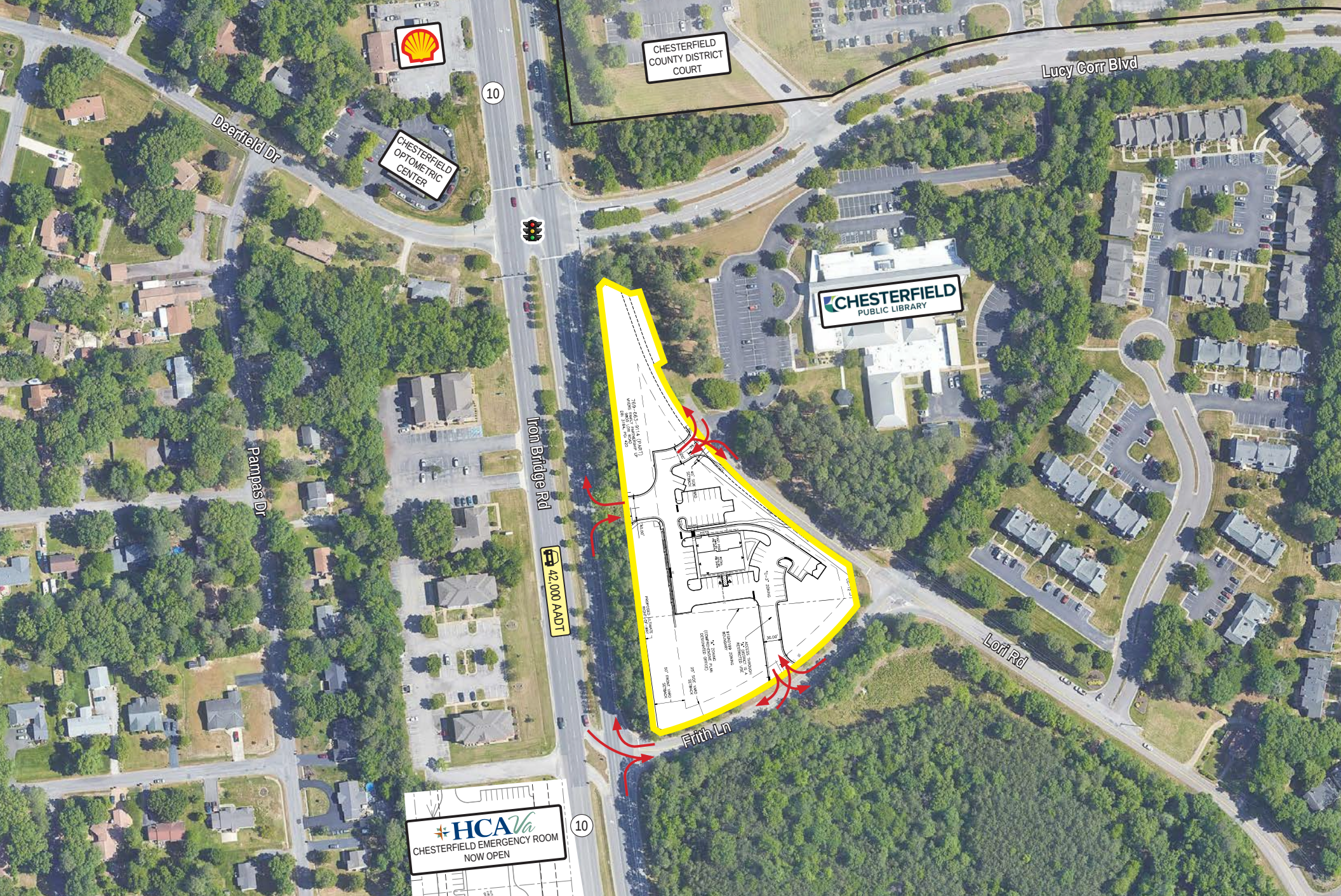
Quick Facts

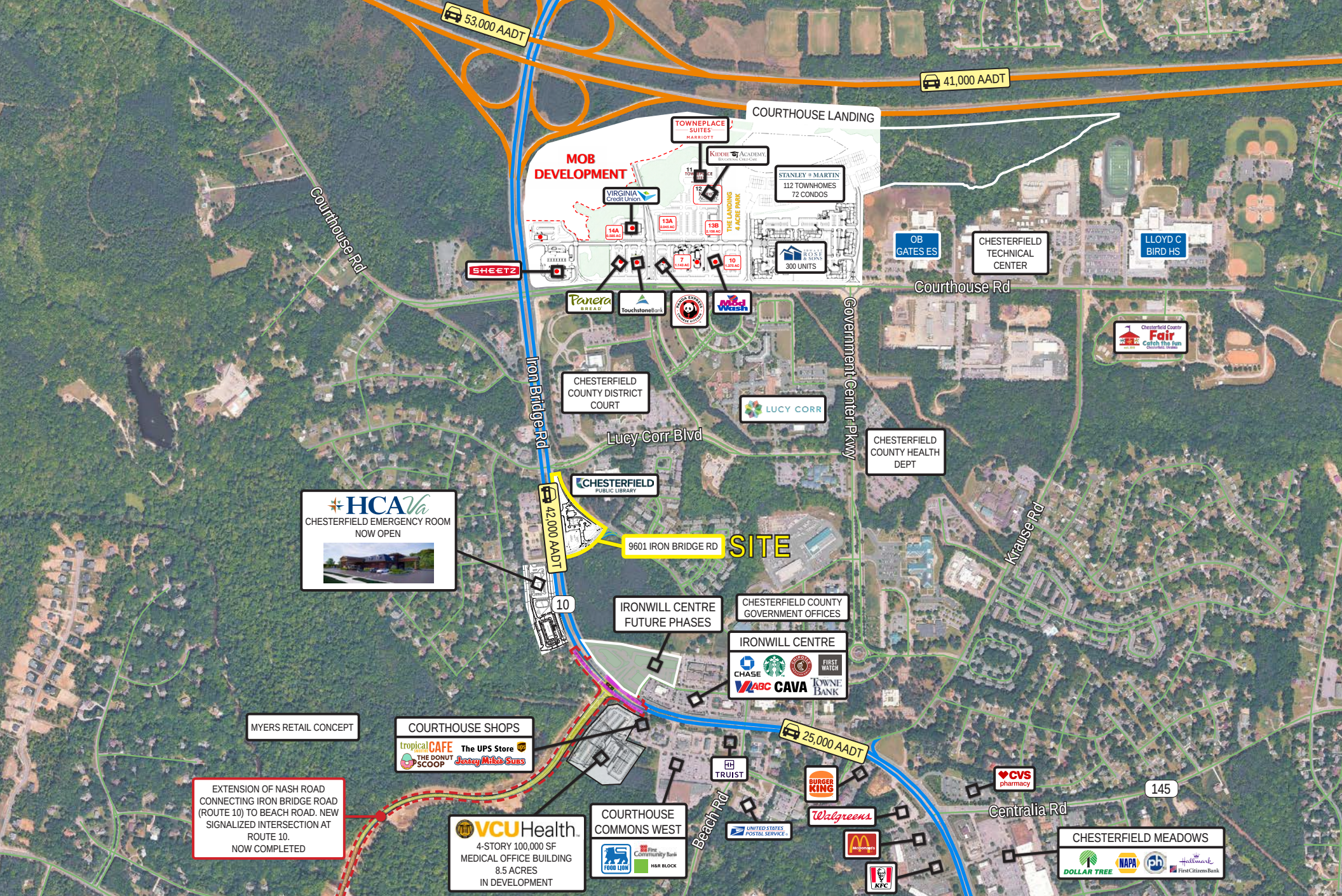
Availability	Immediate
Size	3.25 acres
Rental Rate	Contact Broker
Nearby Tenants	    

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	2,825	30,053	90,677
 HOUSEHOLDS	1,014	11,029	33,640
 AVG. HH INCOME	\$94,560	\$118,699	\$110,288
 DAYTIME POPULATION	7,614	29,616	79,032
 TRAFFIC COUNT	42,000 AADT (Iron Bridge Rd)		

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COMMERCIAL REAL ESTATE





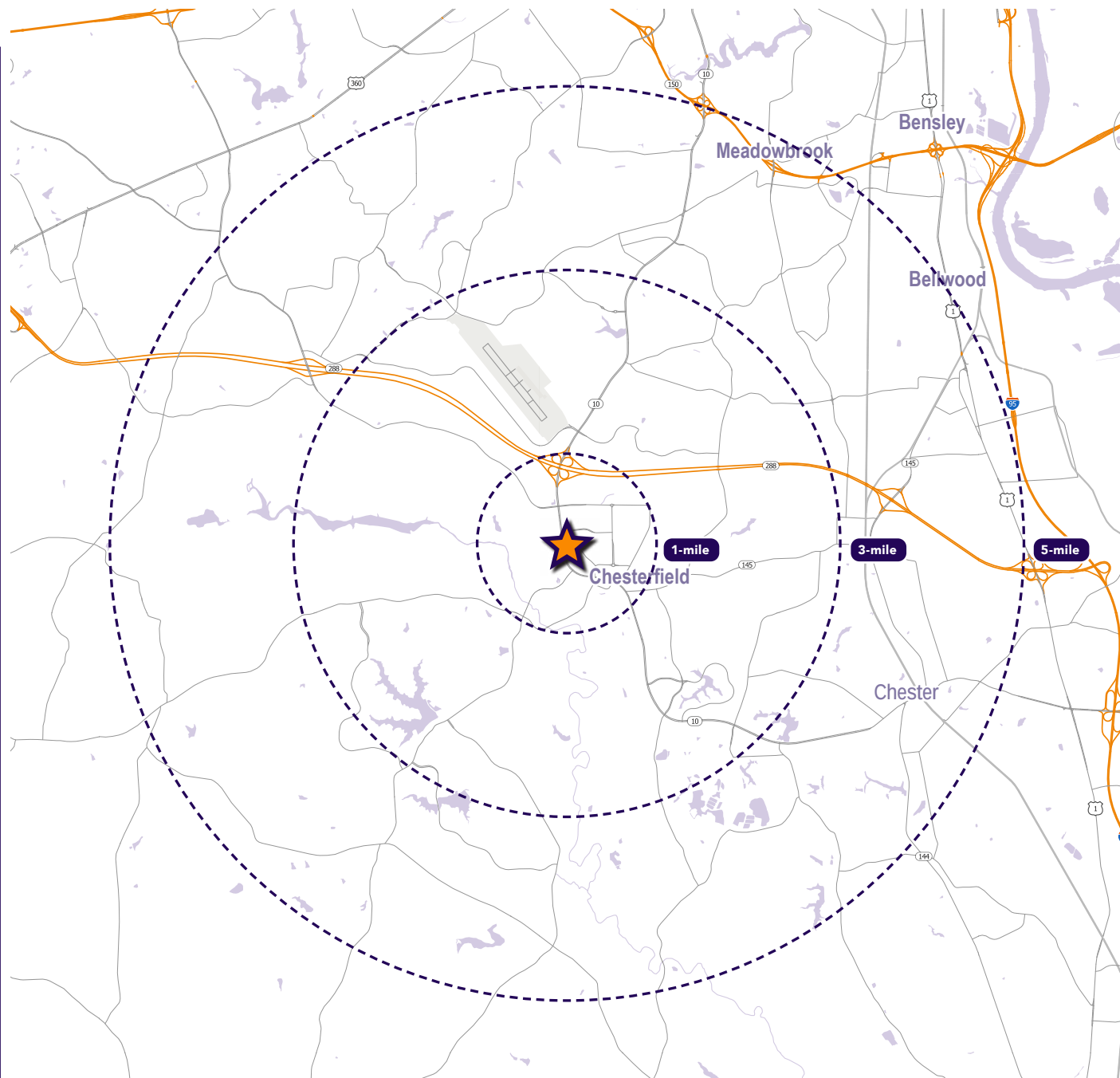
Interested? Contact:

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