

FOR LEASE

10,000 SF
AVAILABLE

HCA Va
CHESTERFIELD
EMERGENCY
ROOM

Iron Bridge Rd

9750 Iron Bridge Road

Chesterfield, VA 23832

Overview

Located along busy Iron Bridge Road near the Chesterfield Courthouse complex, this proposed 10,000-square foot building offers outstanding visibility, signage, and access. The 0.55-acre site features a pylon sign fronting Iron Bridge Road with exposure to over 40,000 vehicles per day, just steps from the new signalized intersection at Nash Road Extension.

Directly across the street is Ironwill, home to Starbucks, Chipotle, Chase Bank, Virginia ABC, First Watch, and TowneBank. The surrounding area is rapidly emerging as a medical hub, with a 100,000 SF medical office building by VCU Health, and a recently completed, 11,000 SF emergency room by HCA Virginia Health nearby.

This is a rare opportunity to secure a flexible, highly visible site in one of Chesterfield's fastest-growing corridors.

Quick Facts

Availability	Immediate
Size	10,000 square feet
Rental Rate	TBD
Zoning	C-3

NEARBY TENANTS



tropical CAFE
SMOOTHIE



CAVA

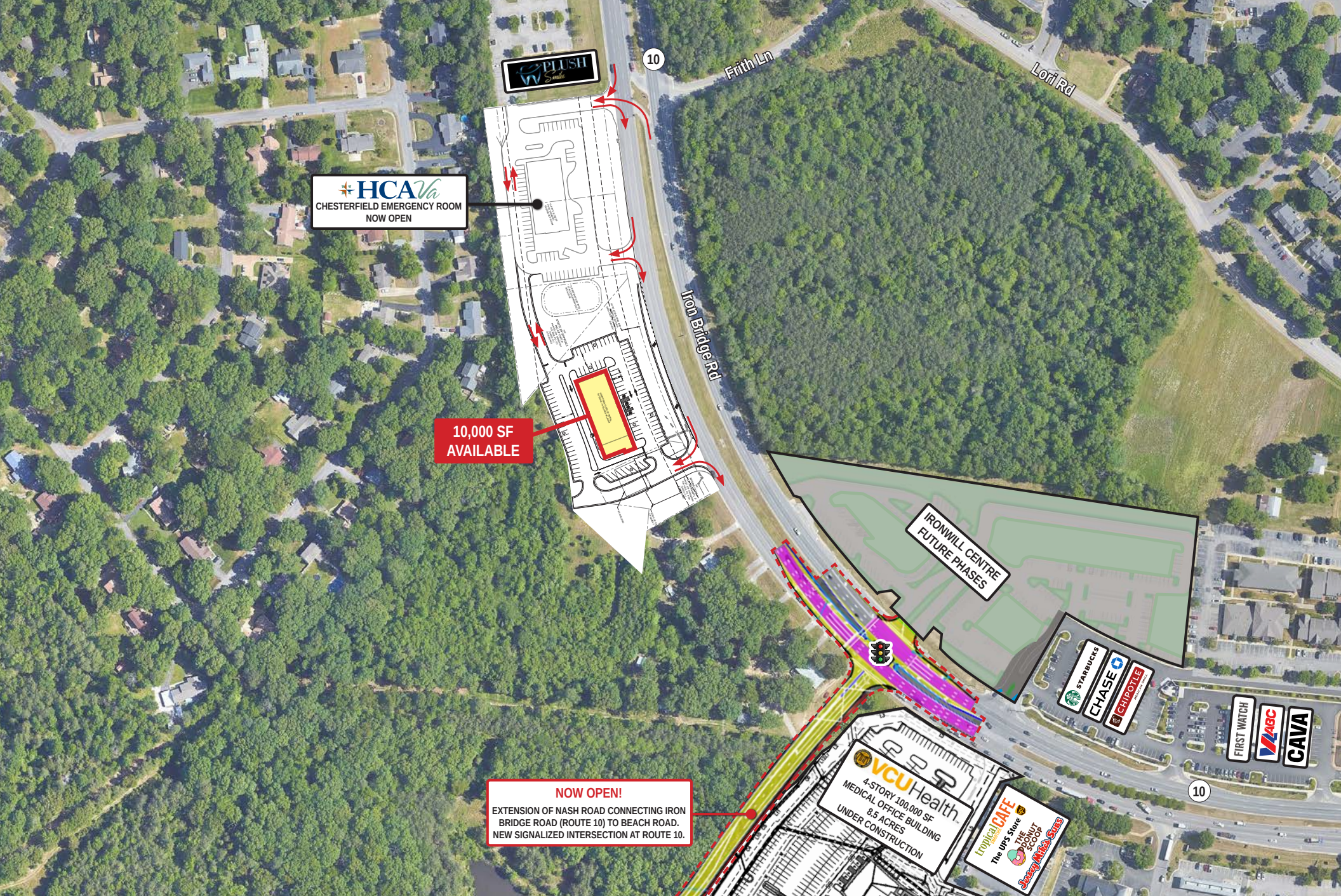


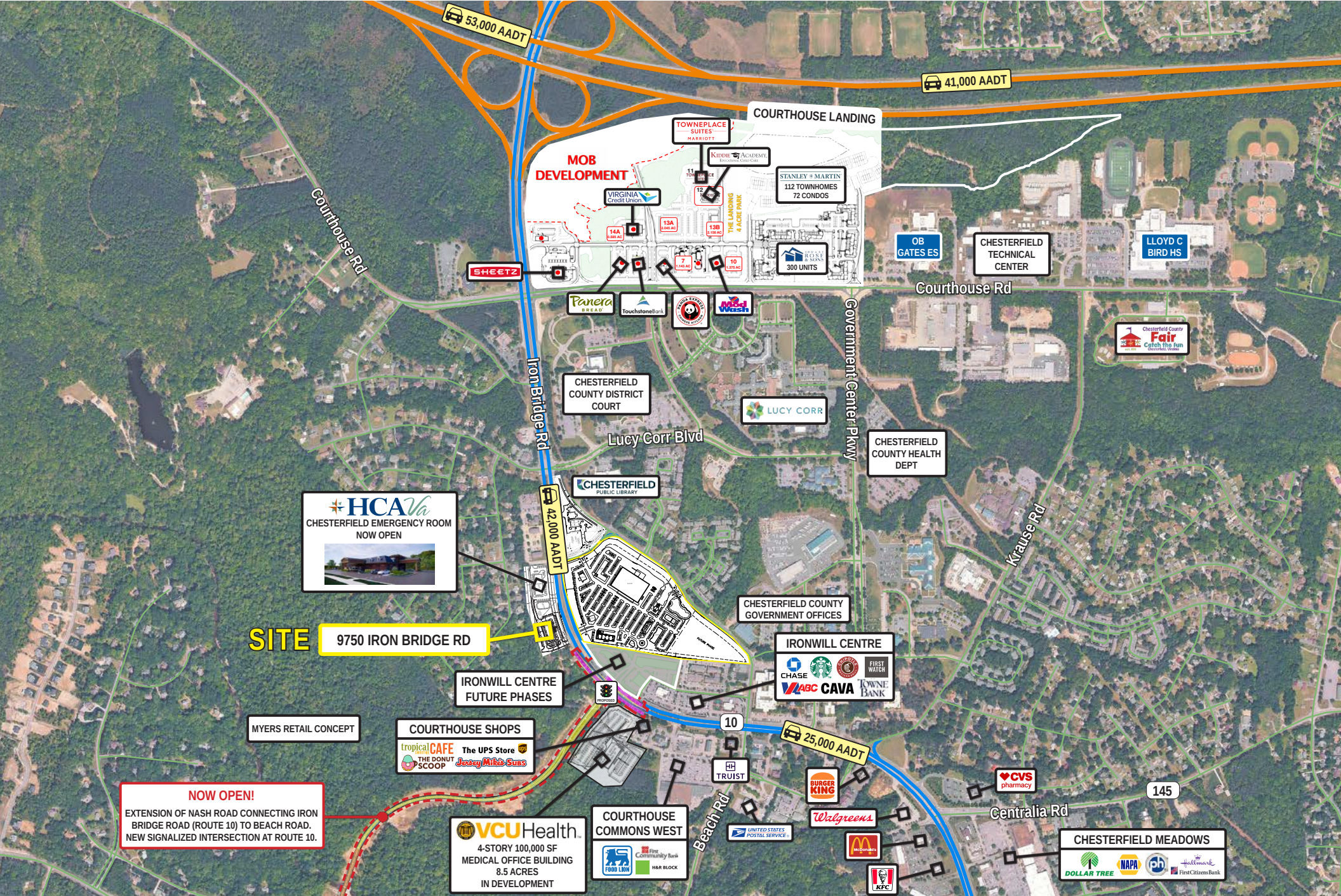
HCA Va
CHESTERFIELD EMERGENCY ROOM
NOW OPEN

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COMMERCIAL REAL ESTATE

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	2,941	29,276	86,229
HOUSEHOLDS	1,066	10,828	31,961
AVG. HH INCOME	\$95,187	\$122,864	\$112,481
DAYTIME POPULATION	11,092	33,351	79,388
TRAFFIC COUNT	40,000 AADT (Iron Bridge Rd)		





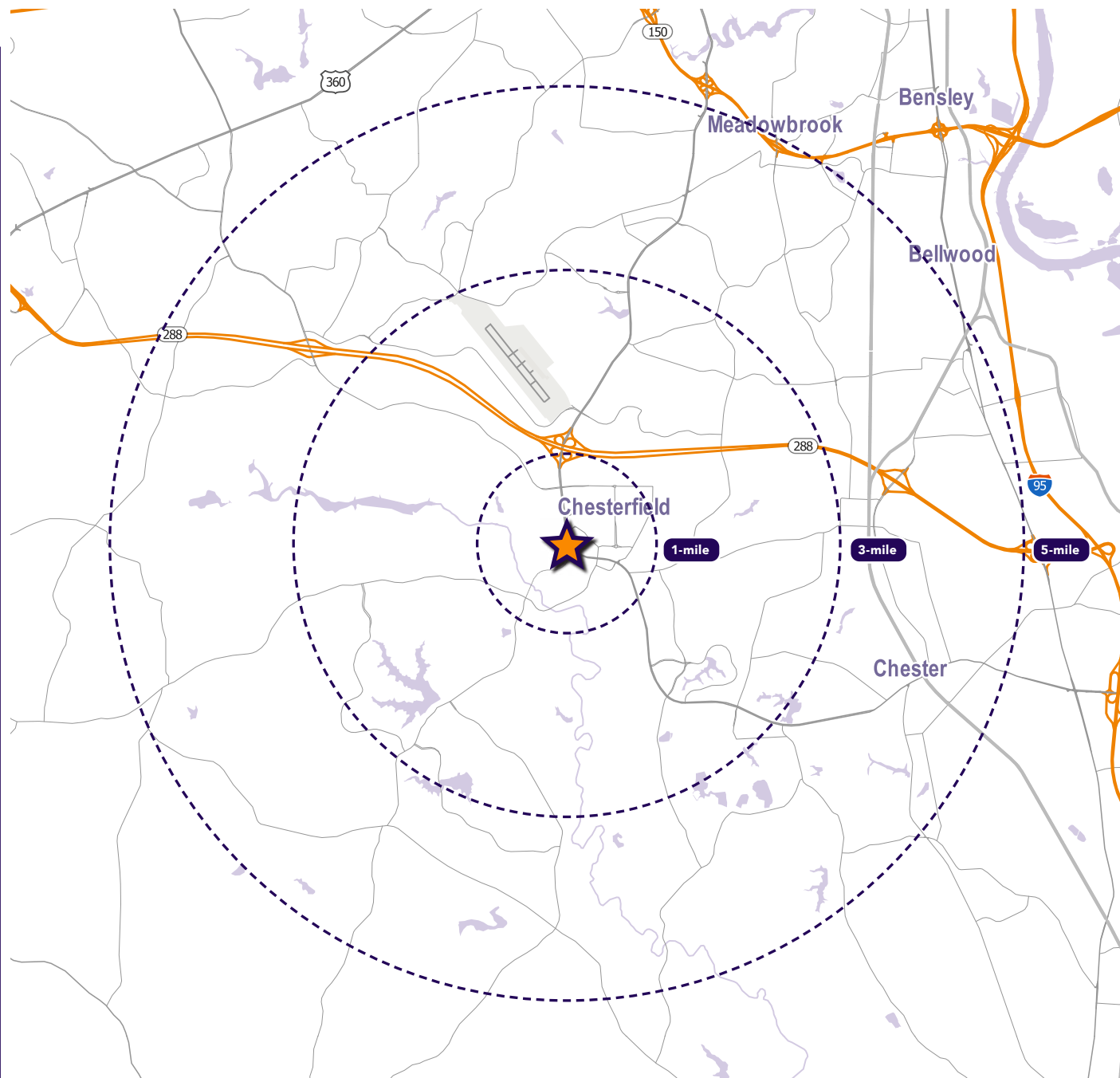
Interested? Contact:

Spotty Robins

✉ srobins@segallgroup.com

☎ 804.207.4040

📱 804.339.9525



segall
GROUP

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

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