

FOR LEASE Available Immediately



Chesterfield Meadows West





10322-10334 Iron Bridge Road / Chester, VA 23831






Overview

Chesterfield Meadows West is a high-visibility, high-traffic neighborhood shopping center situated at the signalized intersection of Centralia Road and Iron Bridge Road, one of Chesterfield County's primary commercial thoroughfares. Anchored by a strong mix of national and local tenants, the center serves as a daily destination for both residents and commuters in this fast-growing suburban market.

With small shop, in-line spaces available for lease, Chesterfield Meadows West offers an excellent opportunity for retailers, service providers, and medical users to join a proven retail destination with built-in foot traffic, excellent visibility, and signalized access. The center's strategic location, combined with its blend of national anchors and community-focused tenants, makes it a compelling option for businesses seeking a strong presence in the Chesterfield market.

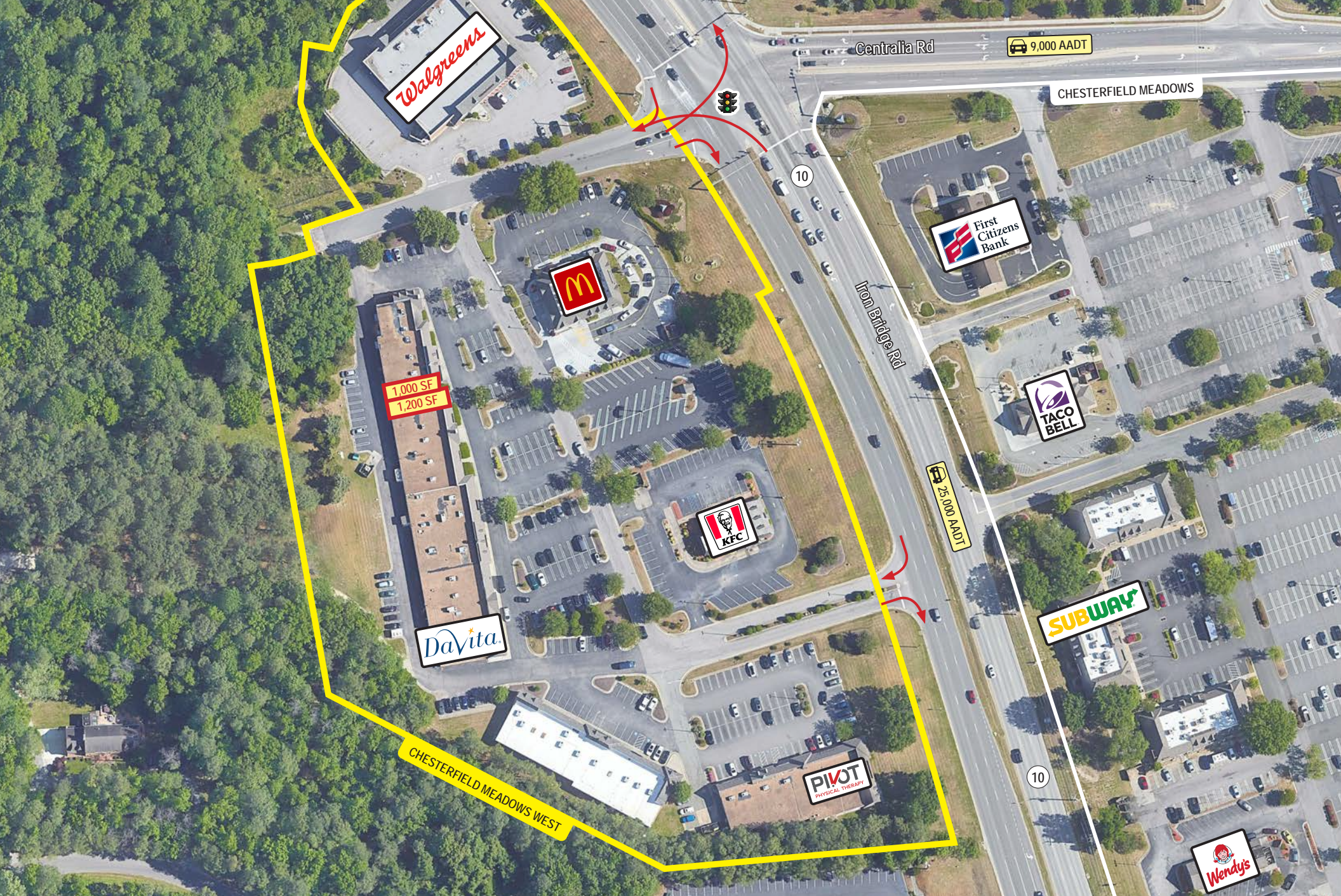
Quick Facts

Availability	Immediate
Size	1,000 & 1,200 square feet (can be combined or leased separately)
Rental Rate	\$22.00 PSF
Net Charges	\$4.65 PSF
Nearby Tenants	   

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,547	30,387	86,556
 HOUSEHOLDS	1,760	11,403	32,151
 AVG. HH INCOME	\$88,123	\$112,303	\$106,429
 DAYTIME POPULATION	11,092	30,153	81,085
 TRAFFIC COUNT	31,000 AADT (Iron Bridge Rd)	9,000 AADT (Centralia Rd)	



Unit	Space	Size	Unit	Space	Size	Unit	Space	Size	Unit	Space	Size
1-3	Apex Dentistry	2,400 SF	8	Pink Poodle	900 SF	15-19	Davita Dialysis	7,125 SF	29	Lease Pending	1,500 SF
4	Harbour Cleaners	750 SF	9	The Dispensary	1,200 SF	21-22	Evolution Dance	3,025 SF	30	Sky Nails	1,000 SF
5	Allstate	1,250 SF	10	Hunan Garden	1,500 SF	24-26	Elephant's Trunk	4,719 SF	31	Sketches	1,000 SF
6	Available	1,000 SF	11-13	Dante's of Ironbridge	4,350 SF	27	Mathnasium	1,200 SF	32-33	Davis & Nyczepir Orthodontics	3,000 SF
7	Available	1,200 SF	14	JC Homelife	3,150 SF	28	Front Door Realty	900 SF	34	Pivot Physical Therapy	5,200 SF



Market Aerial

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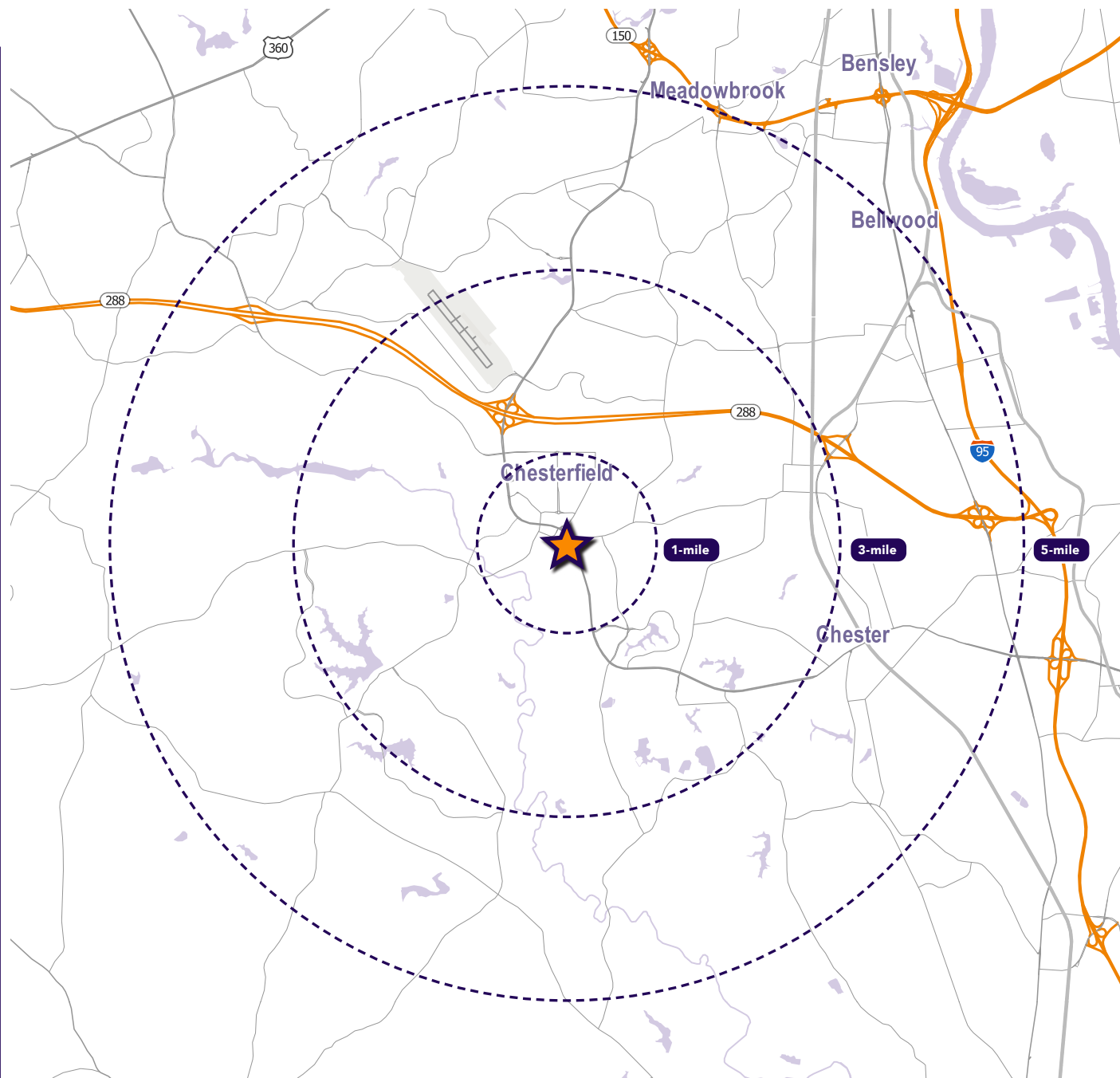
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