




YOUR SIGN HERE

# For lease

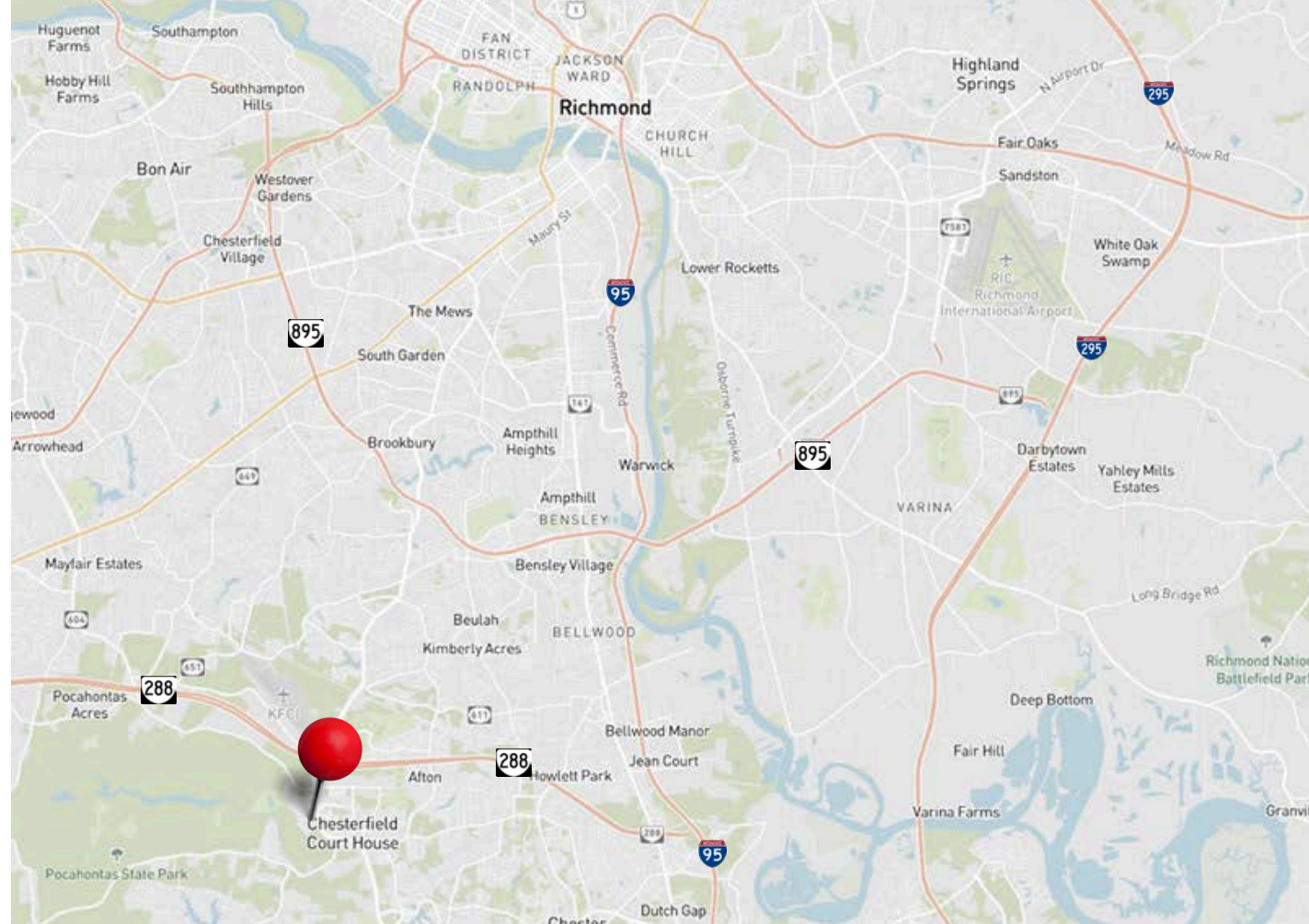
9750 Iron Bridge Road, Chesterfield, VA 23822

 **JLL** SEE A BRIGHTER WAY



## 9750 Iron Bridge Road Chesterfield, VA

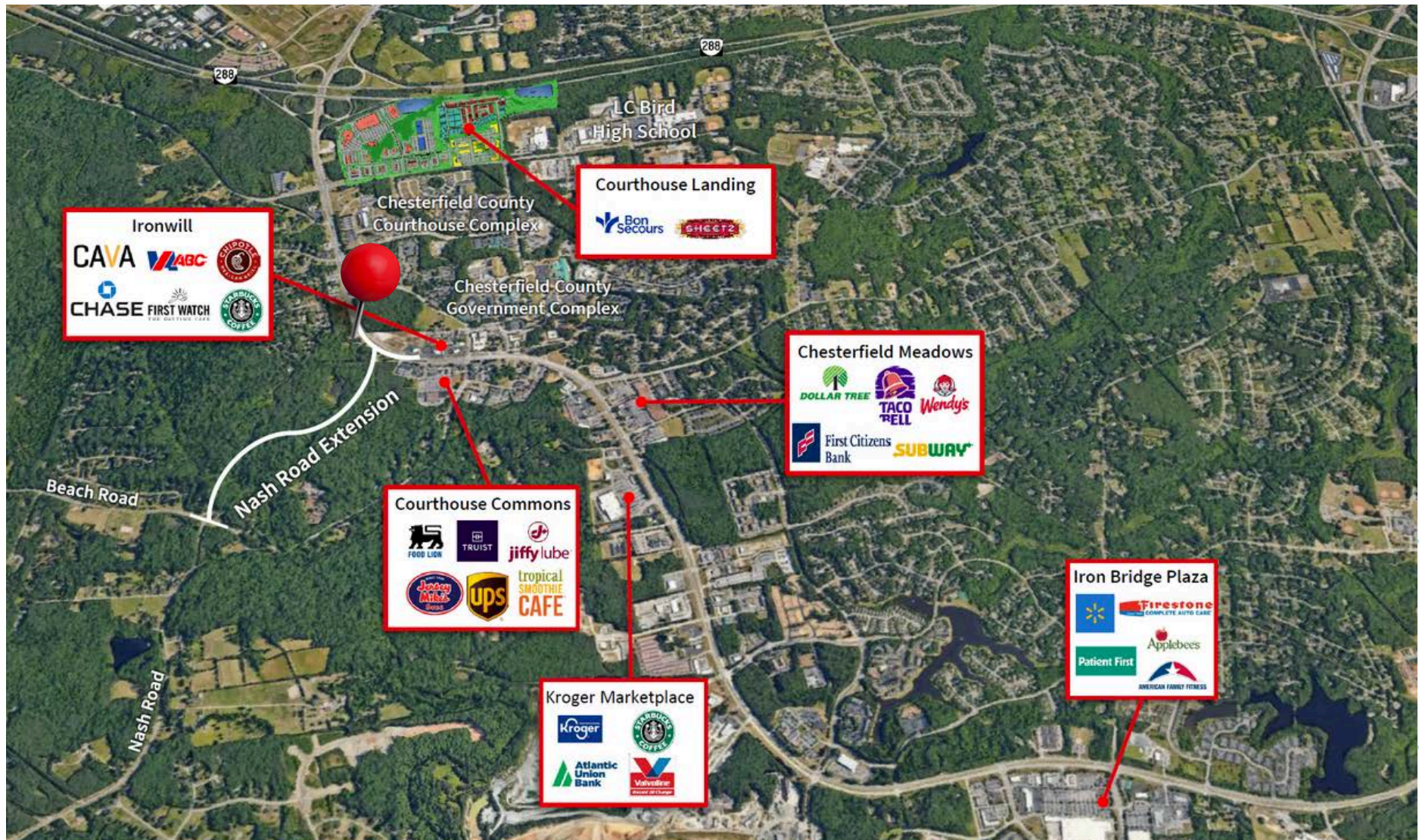
- 2,400 SF of freestanding retail on 0.55 acres
- Zoned C-3, permitting a wide variety of retail uses
- Across the street from Ironwill, featuring Starbucks, Chipotle, First Watch, Chase Bank, Virginia ABC, CAVA, and Towne Bank
- Near the new signalized intersection of Iron Bridge and Nash Road Extension
- 38,000 VPD
- Available immediately



### DEMOGRAPHICS

	3 mile	5 miles	10 miles
Estimated population	28,816	83,783	351,061
Estimated households	10,691	31,142	133,383
Est. Average HH income	\$101,714	\$95,955	\$90,168





## Spotty Robins

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