

Retail Property For Lease

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9801 Iron Bridge Road
Chesterfield, VA 23832

IronWill Centre

- Join Starbucks, Chase Bank, Chipotle, Virginia ABC, and First Watch
- IronWill Centre is a new upscale retail development located at Beach Road and Iron Bridge Road
- Located next to Chesterfield County Courts & Administrative Complex with over 4,000 daytime employees
- Underserved restaurant and retail market
- 53,000 ADT on Iron Bridge Road, 23,000 ADT on Beach Road, and 52,000 ADT on Rt. 288

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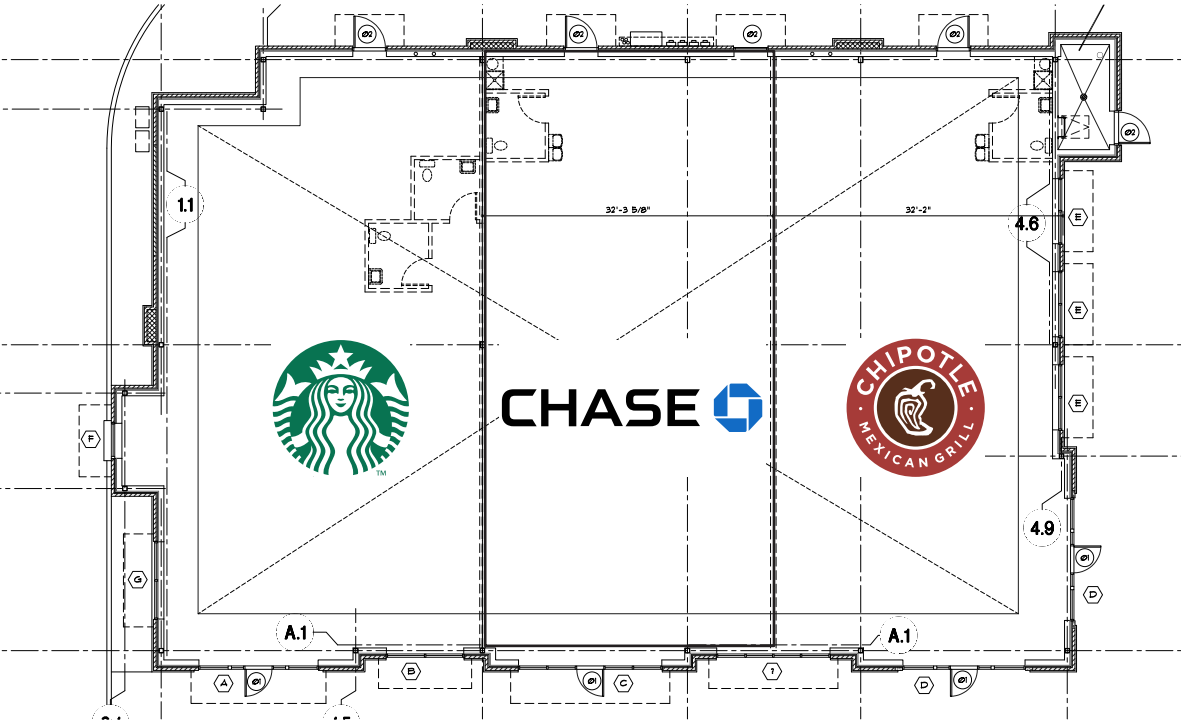
Offering Summary

Phase 1 GLA	17,584 SF
Ironbridge Rd	53,000 ADT
Beach Rd	23,000 ADT
Available Spaces	SF
Retail Space	2,285 SF

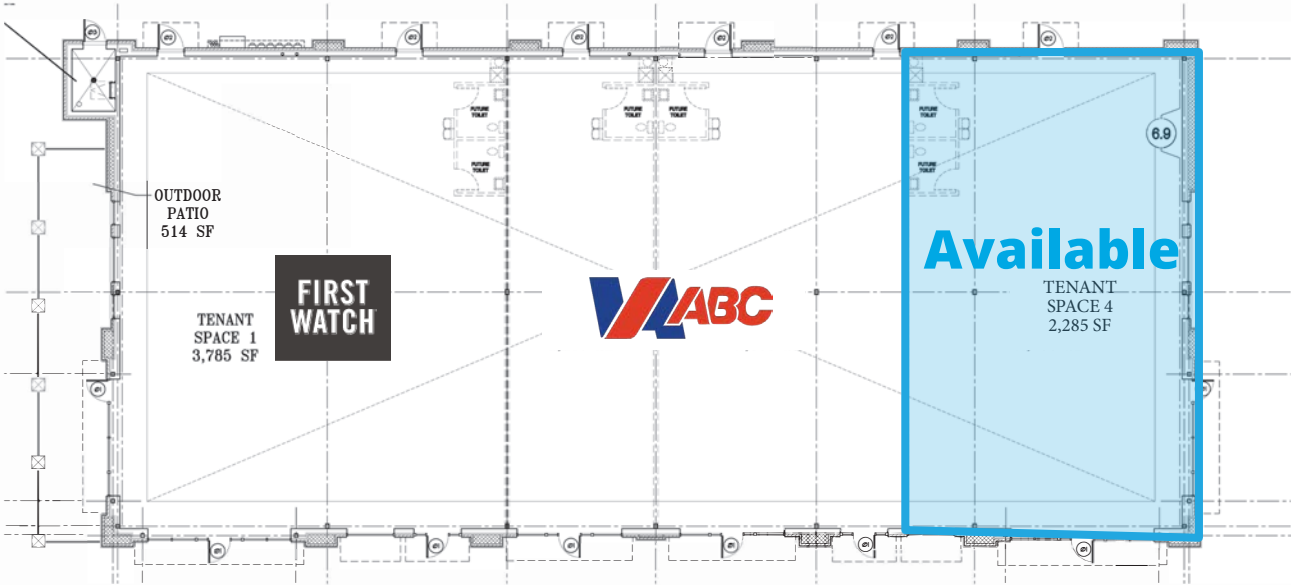
Demographics

	1 Mile	3 Miles	5 Miles
Total Households 2022	1,084	10,410	29,126
Total Population 2022	2,890	27,677	78,837
Average HH Income	\$81,074	\$110,128	\$99,986
Daytime Population 2022	8,393	28,829	72,300

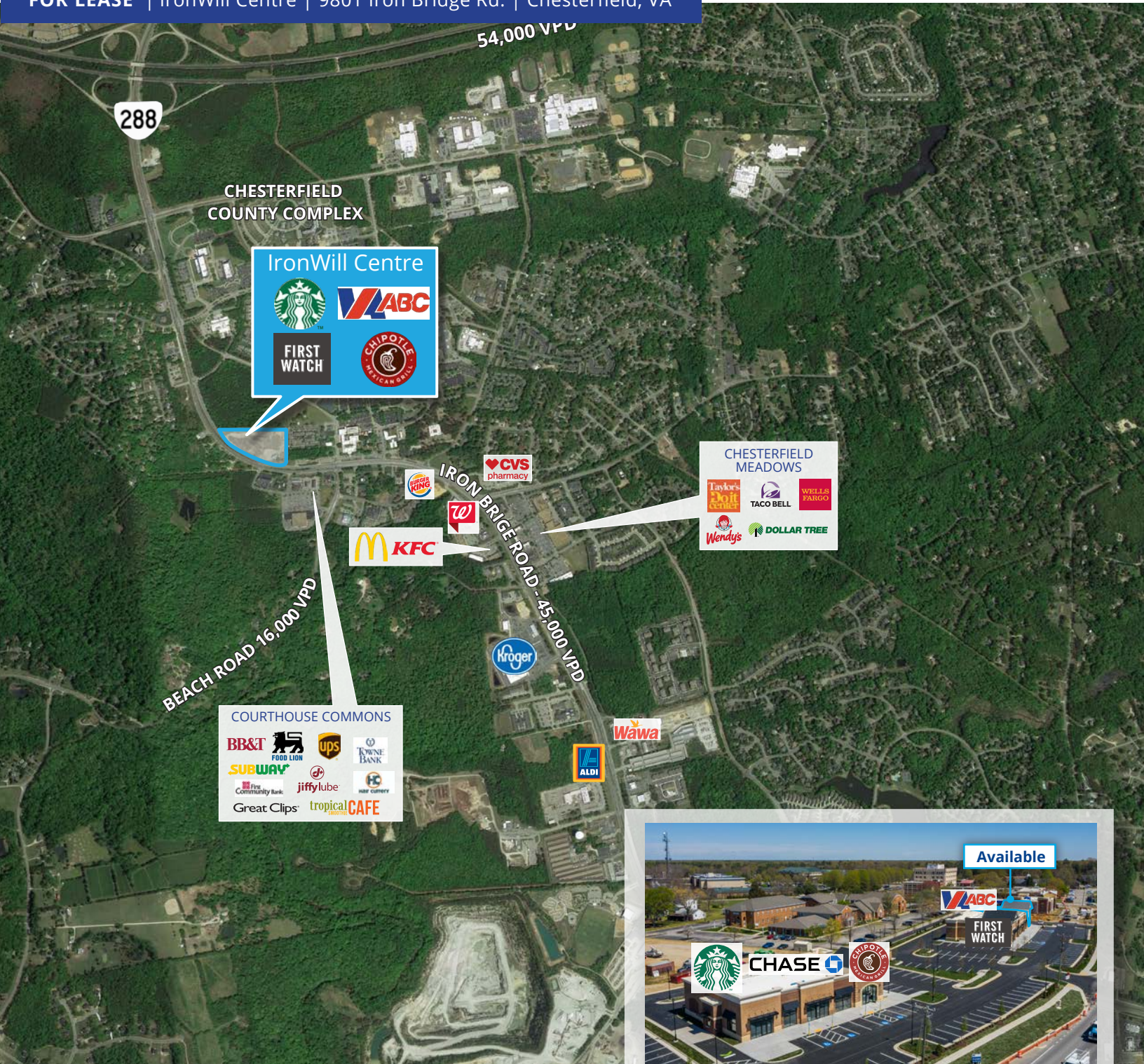
BUILDING C



BUILDING D



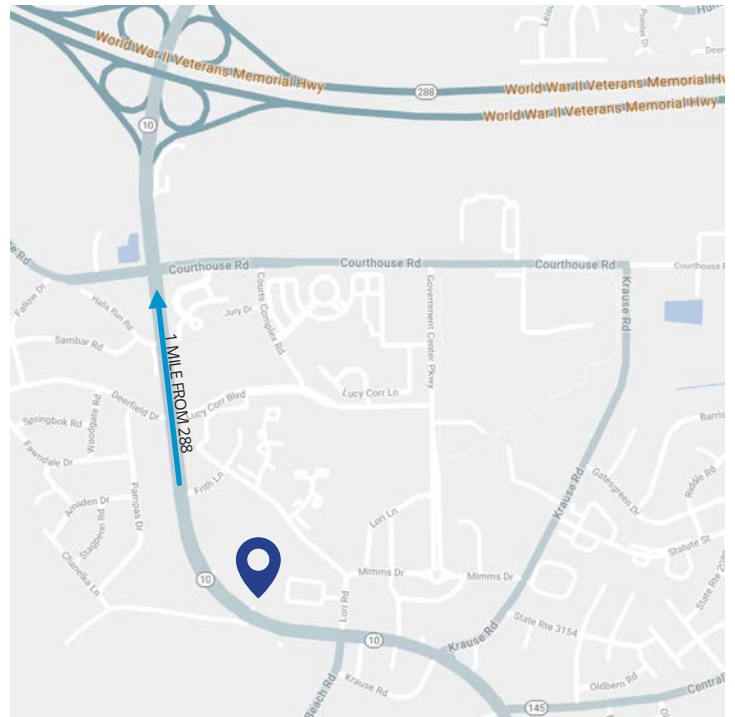
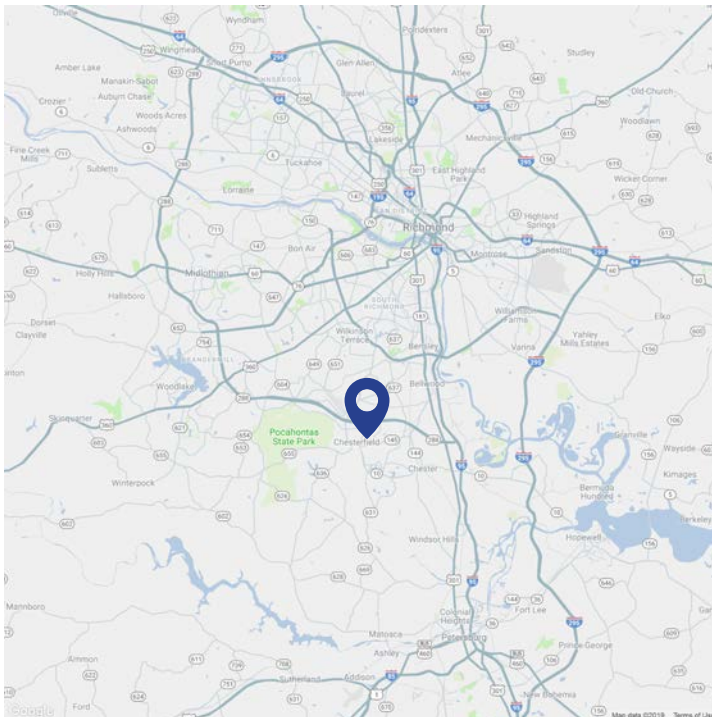
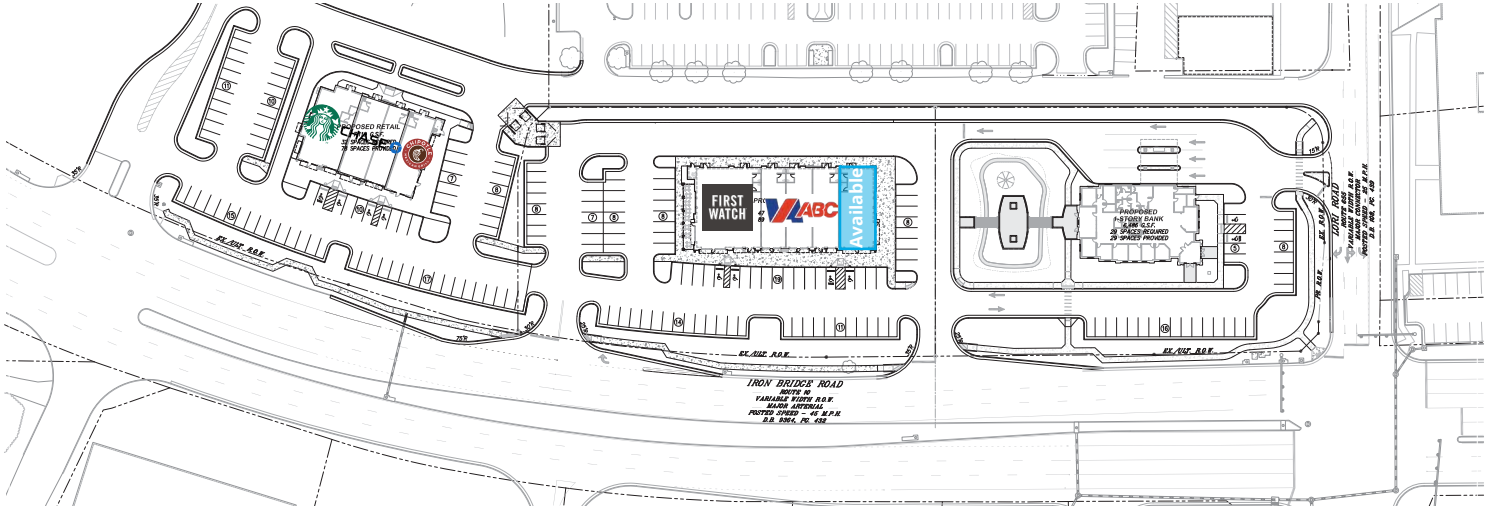
FOR LEASE | IronWill Centre | 9801 Iron Bridge Rd. | Chesterfield, VA



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