



## PAD SITE FOR GROUND LEASE

# IronWill Centre

9801 Iron Bridge Road Chesterfield, VA 23832

- Developed and owned by W.S. Carnes, Inc.
- Join Starbucks, CAVA, Chase Bank, Chipotle, Virginia ABC, and First Watch
- IronWill Centre is a new upscale retail development located at Beach Road and Iron Bridge Road
- Strategically situated near the newly completed Nash Rd project, which connects Beach Rd to Rt 10
- Located next to Chesterfield County Courts & Administrative Complex with over 4,000 daytime employees
- Key nearby developments include HCA Healthcare's new 11,000 SF freestanding ER and VCU Health's new 100,000 SF medical office building featuring an outpatient surgery center
- Underserved restaurant and retail market
- 42,000 ADT on Iron Bridge Road, 23,000 ADT on Beach Road, and 57,000 ADT on Rt. 288

## CONTACT US

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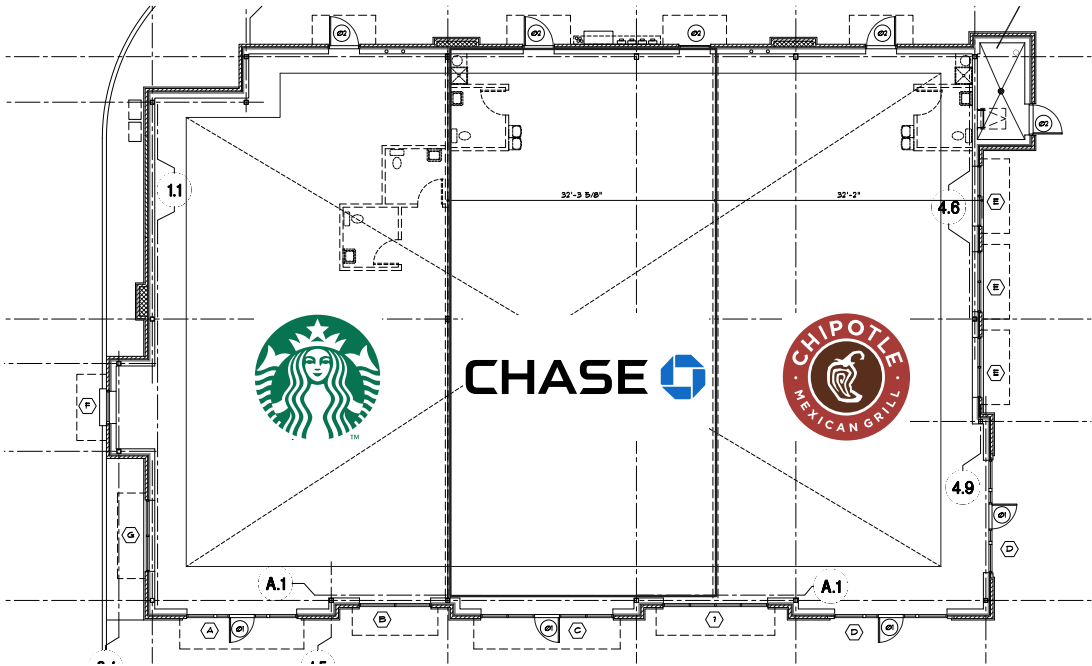
Offering Summary

|                        |           |
|------------------------|-----------|
| Phase 1 - Fully Leased | 17,584 SF |
| Available Pad          | Acres     |
| Pad 1                  | 1.187     |

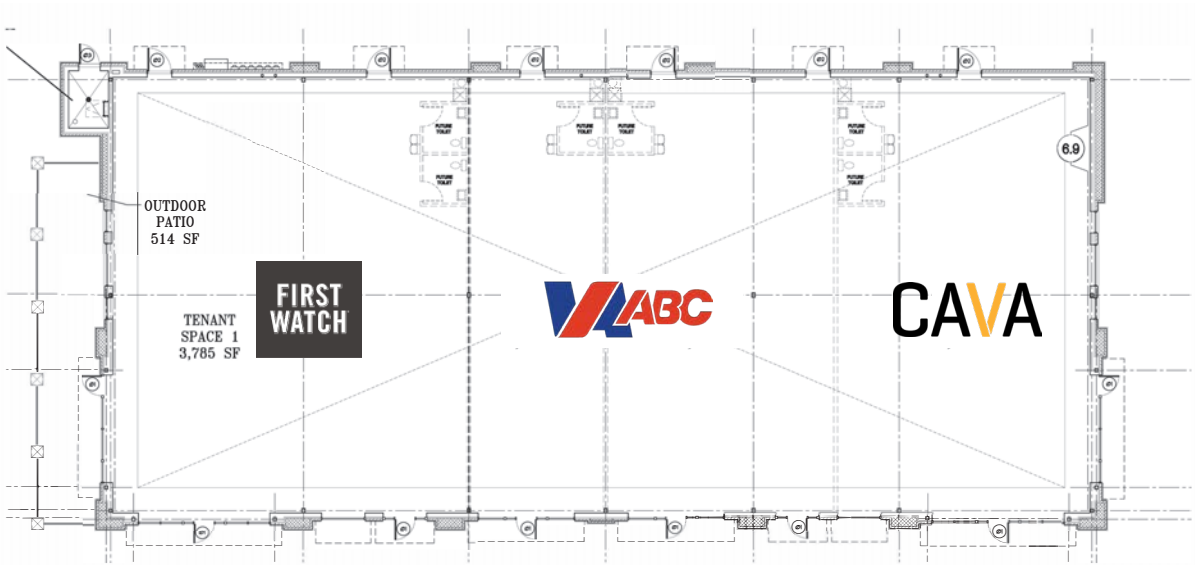
2025 Demographics

|                          | 1 miles  | 3 miles   | 5 miles   |
|--------------------------|----------|-----------|-----------|
| Population               | 2,928    | 28,223    | 83,920    |
| Daytime Population       | 9,570    | 30,275    | 76,622    |
| Households               | 1,124    | 10,744    | 31,478    |
| Average Household Income | \$87,328 | \$123,892 | \$115,378 |

BUILDING C



BUILDING D



IronWill Centre | 9801 Iron Bridge Rd.

288

CHESTERFIELD COUNTY  
GOVERNMENT COMPLEX

**HCA FREESTANDING EMERGENCY ROOM**  
*Under Construction*

HCA broke ground on the 11,000 SF facility in Oct. 2025 and is expected to reach completion mid-2026.

**VCU HEALTH MEDICAL OFFICE**  
*Under Construction*

VCU Health has broken ground on its four-story, 100,000 SF medical office building and ambulatory surgery center at Iron Bridge Road and the future Nash Road extension.

**NASH ROAD PROJECT**  
*Now open*

57,000 ADT

Courthouse Landing  
Q4 2025 Delivery



IronWill Centre



IRON BRIDGE ROAD - 42,000 ADT



Chesterfield Meadows



BEACH ROAD 23,000 ADT

Courthouse Commons



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