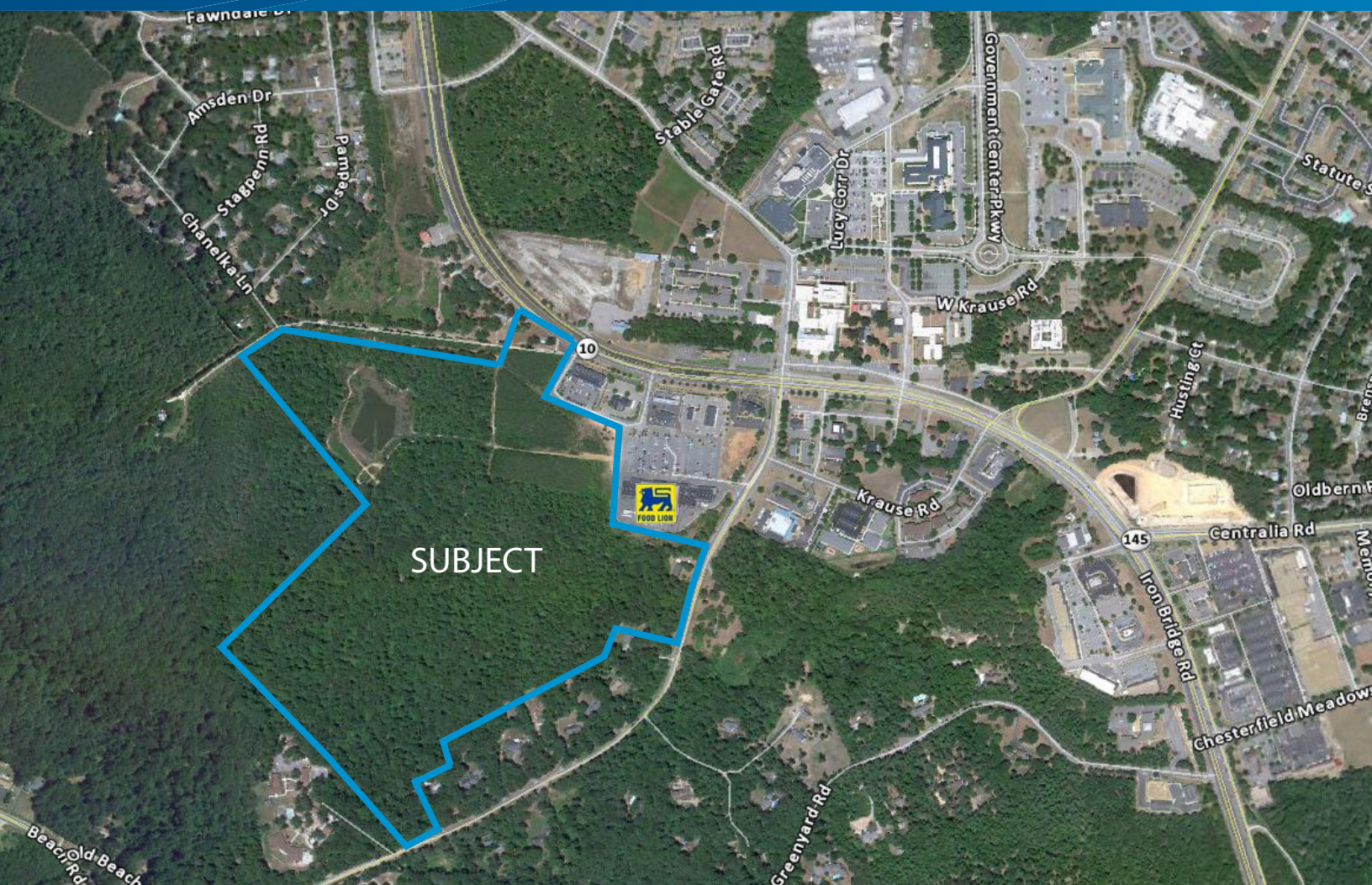


FOR SALE > LAND - ±83 ACRES

# 9820 Iron Bridge Road

IRON BRIDGE (RT 10) & BEACH RD, CHESTERFIELD, VA 23832



## Property Features

- > 83± acre potential mixed-use development
- > Land sites from 2 to 83 acres
- > Zoned A-1
- > Utilities; public water & sewer available
- > On-grade, sloping
- > Ideal for potential restaurants, hotels, retail and multifamily
- > Excellent exposure to Iron Bridge & Beach Roads
- > Pricing: Call Agent for details

DEMOGRAPHIC FACTS	1 MILE	3 MILES	5 MILES
POPULATION	3,511	25,283	69,680
MEDIAN AGE	45	47	48
AVERAGE HH INCOME	\$60,683	\$88,772	\$85,406
TRAFFIC COUNTS	IRON BRIDGE ROAD - ±36,000		

AGENT: BILL MATTOX, SIOR  
804 591 2428  
RICHMOND, VA  
bill.mattox@colliers.com

CO-LISTING AGENT: JAMES MORRIS, JR.  
MORRIS REALTY & DEVELOPMENT LLC  
804 796 1818  
morrisrd@comcast.net

COLLIERS INTERNATIONAL  
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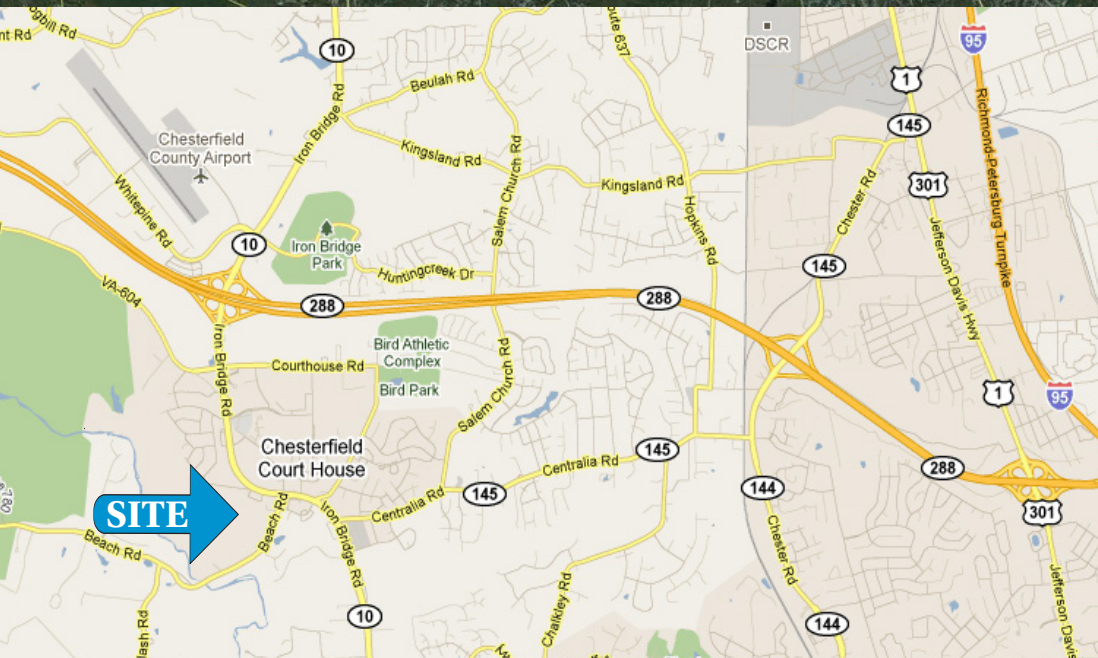
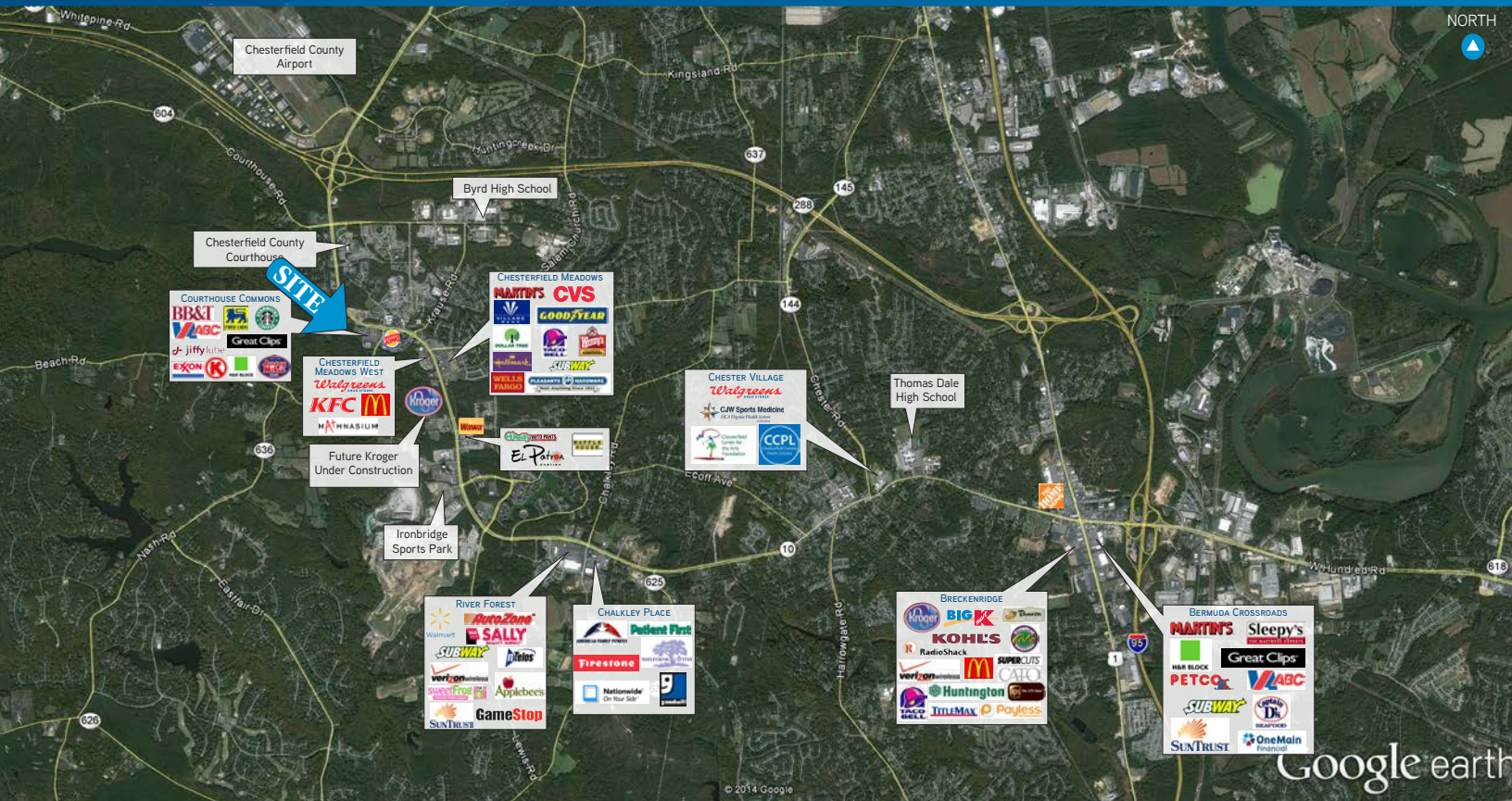
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FOR ADDITIONAL INFORMATION,  
PLEASE CONTACT:

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