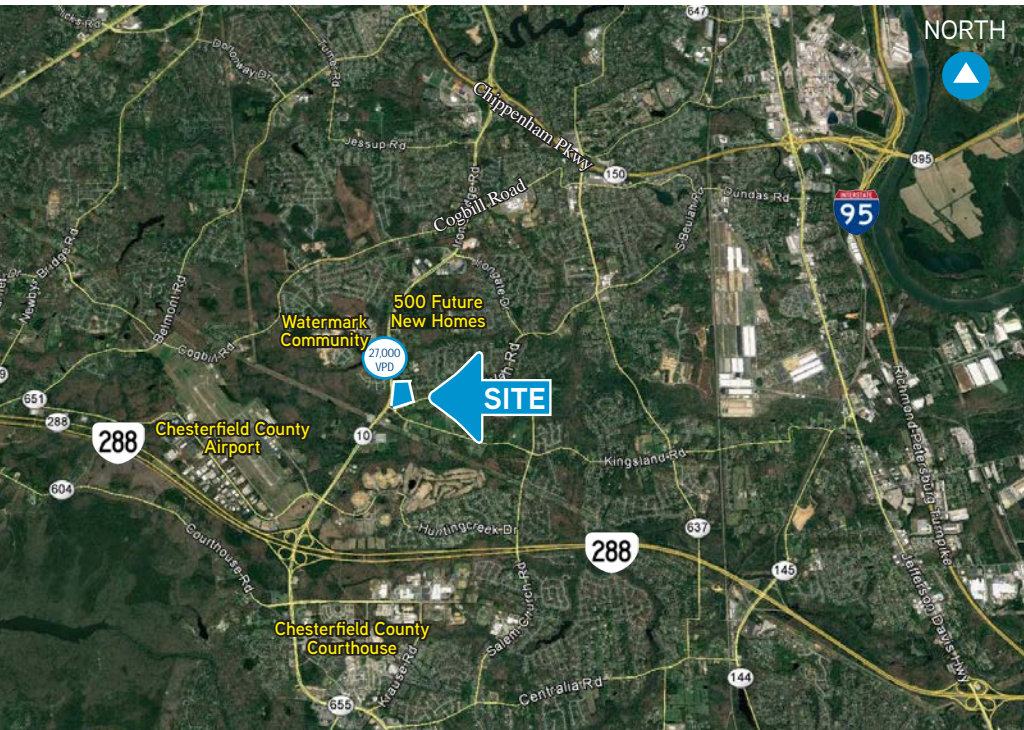


FOR SALE > LAND

# 7351 Iron Bridge Road

NORTH CHESTERFIELD, VA 23234



## Property Features

- > 4.4± acre corner site at signalized intersection
- > Corner of Route 10 & Kingsland/Beulah Roads
- > Zoned C-3 for 24-hour retail uses
- > Public water and sewer
- > 460± feet of frontage on Iron Bridge Road
- > Across from WaterMark PUD - 1,000 new residences
- > Subdividable
- > For Sale: \$1,995,000

DEMOGRAPHIC FACTS	1 MILE	3 MILES	5 MILES
POPULATION	4,976	25,166	79,567
HOUSEHOLDS	2,084	12,916	38,076
MEDIAN HH INCOME	\$65,106	\$70,736	\$64,650
TRAFFIC COUNTS	Ironbridge Road ±27,000 VPD		



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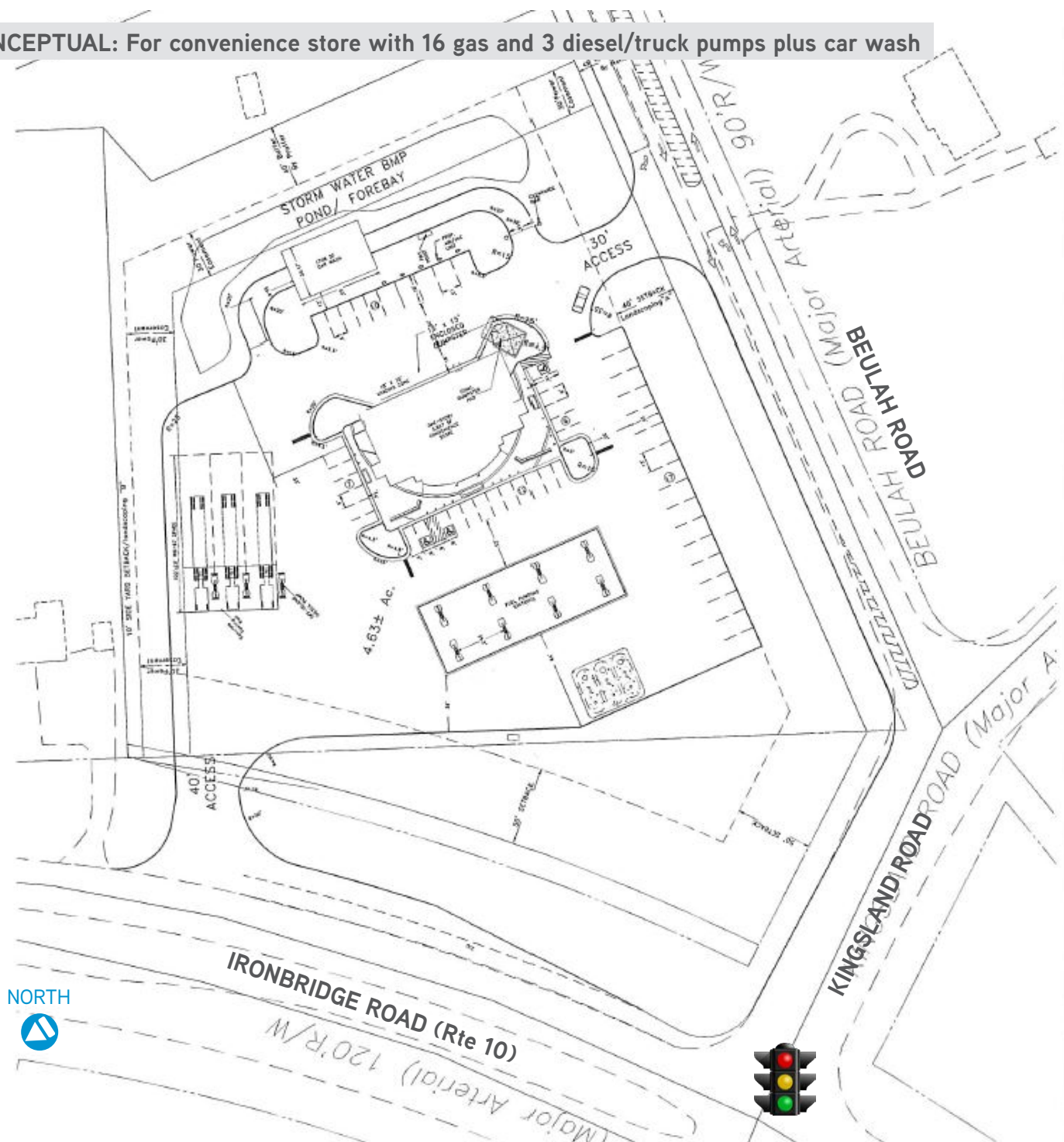
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**CONCEPTUAL: For convenience store with 16 gas and 3 diesel/truck pumps plus car wash**



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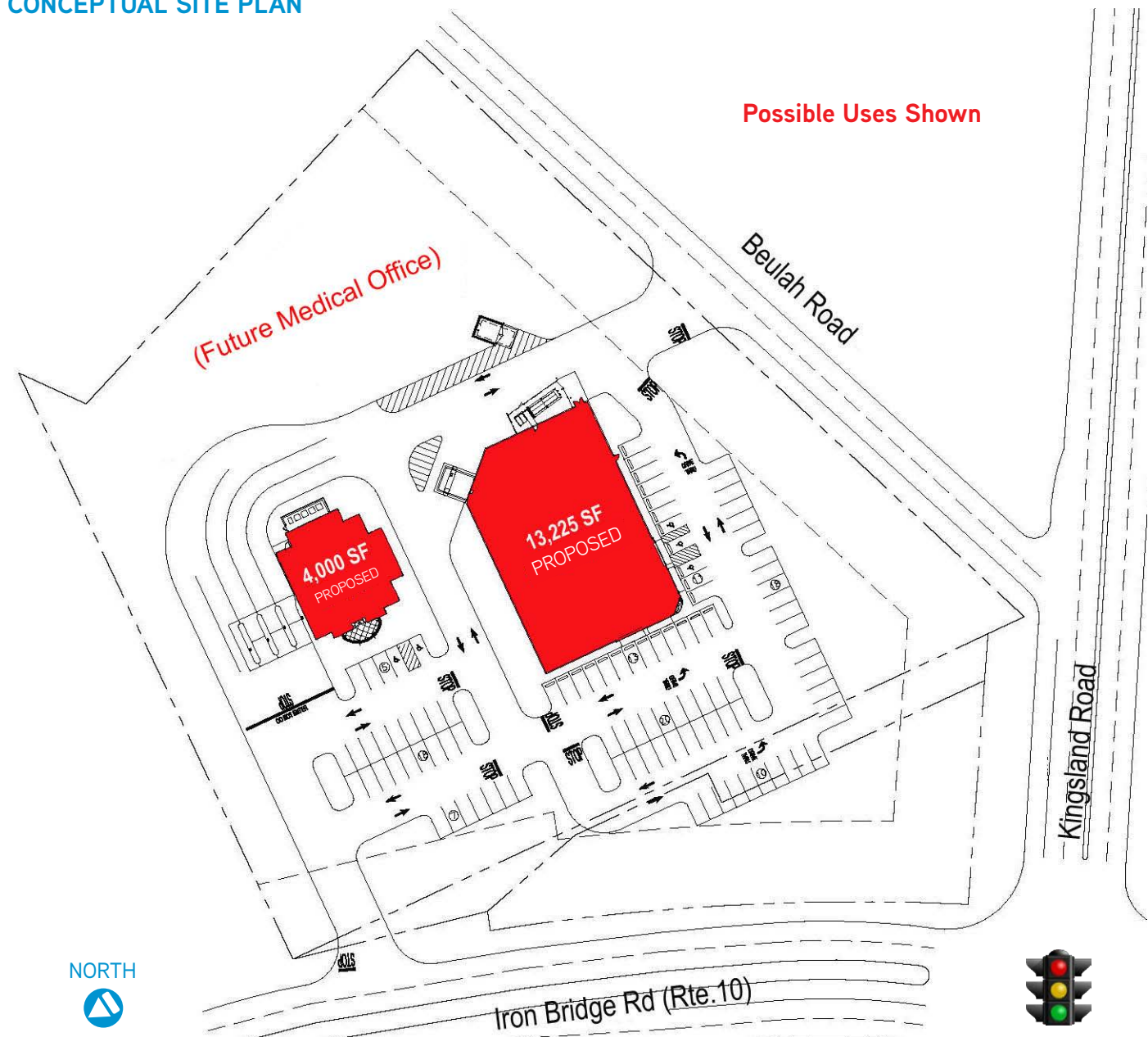
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## CONCEPTUAL SITE PLAN



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File name: IronbridgeRd\_7351\_4.4acres\_Sale rev 1-30-18

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