

OUTPARCELS/SHOP SPACE | GROUND LEASE, BTS, OR FOR SALE

SEC Iron Bridge Rd & Branders Bridge Rd
Chester, VA 23831

SIDNEY WHITE
M - 706-763-0505
sidney@cantrellmorgan.com

CANTRELL & MORGAN

PROPERTY OVERVIEW

GROUND LEASE, BTS, OR FOR SALE

Address: SEC Iron Bridge Rd & Branders Bridge Rd

Lot Size: 0.5 to 7AC

Zoning: C-3

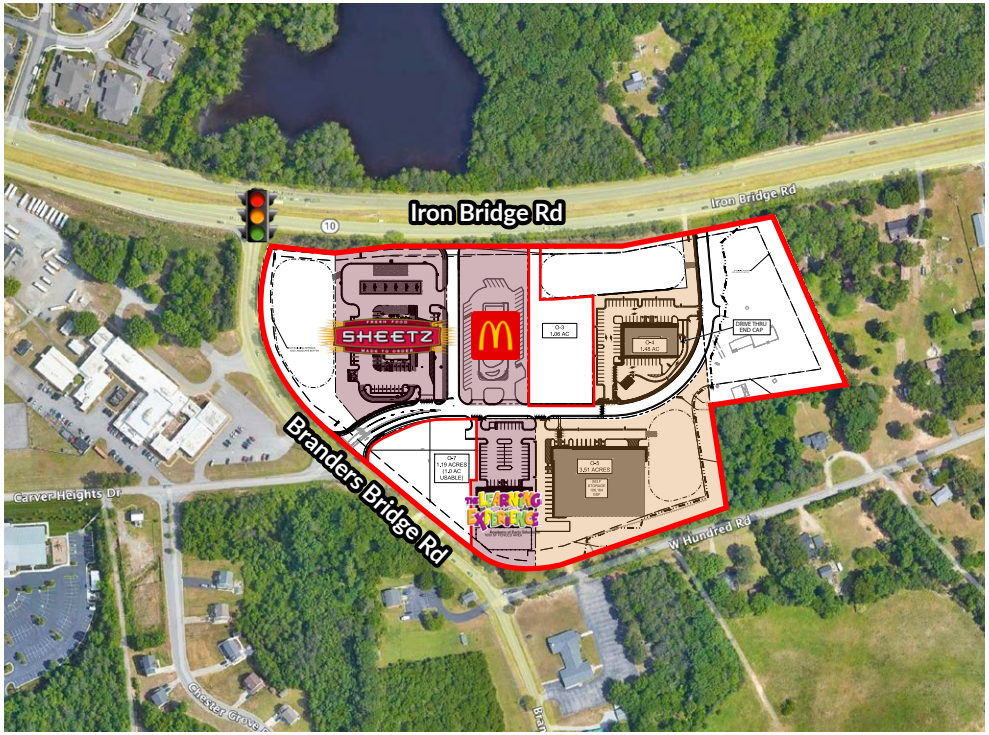
PROPERTY HIGHLIHGTS

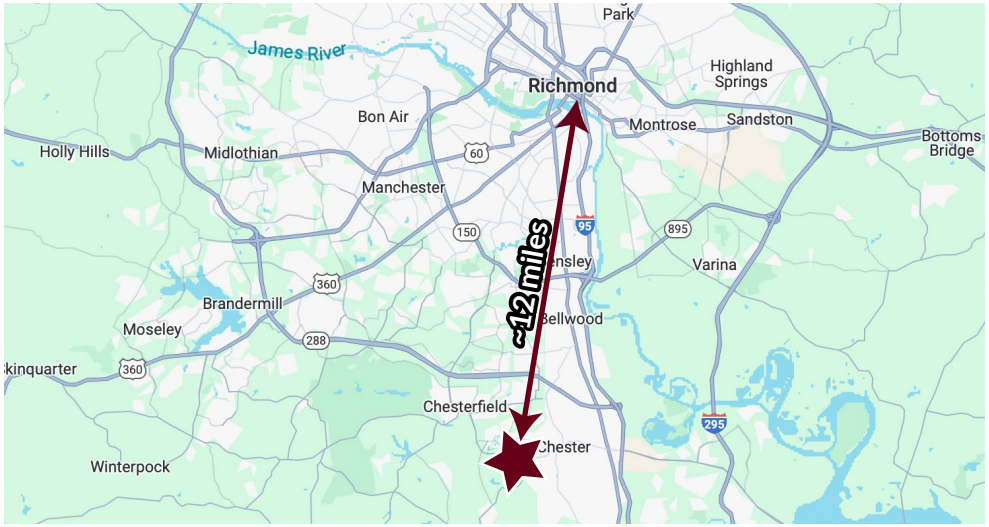
- 2 Outparcels remain for ground lease, build-to-suit or for sale
- One of the highest traffic count intersections in Chester, VA with strong demographics
- Shop space with drive-thru & monument signage available along Iron Bridge Road
- ±17 acre brand new retail/commercial development in Chester, VA
- Located at a signaled intersection (southeast corner of Iron Bridge Rd & Brander's Bridge Rd)
- High growth area - Nine new residential communities with over 1000+ homes delivering 2025-2026
- 41,000 VPD during weekdays*

DEMOGRAPHICS

	3 MILES	5 MILES
Population	40,565	79,163
Households	16,156	30,399
Median Age	40.4	39.0
Average Household Income	$121,297	$120,464
Median Household Income	$103,004	$100,579

*Per VDOT 2022 (Average Weekday Traffic Counts)

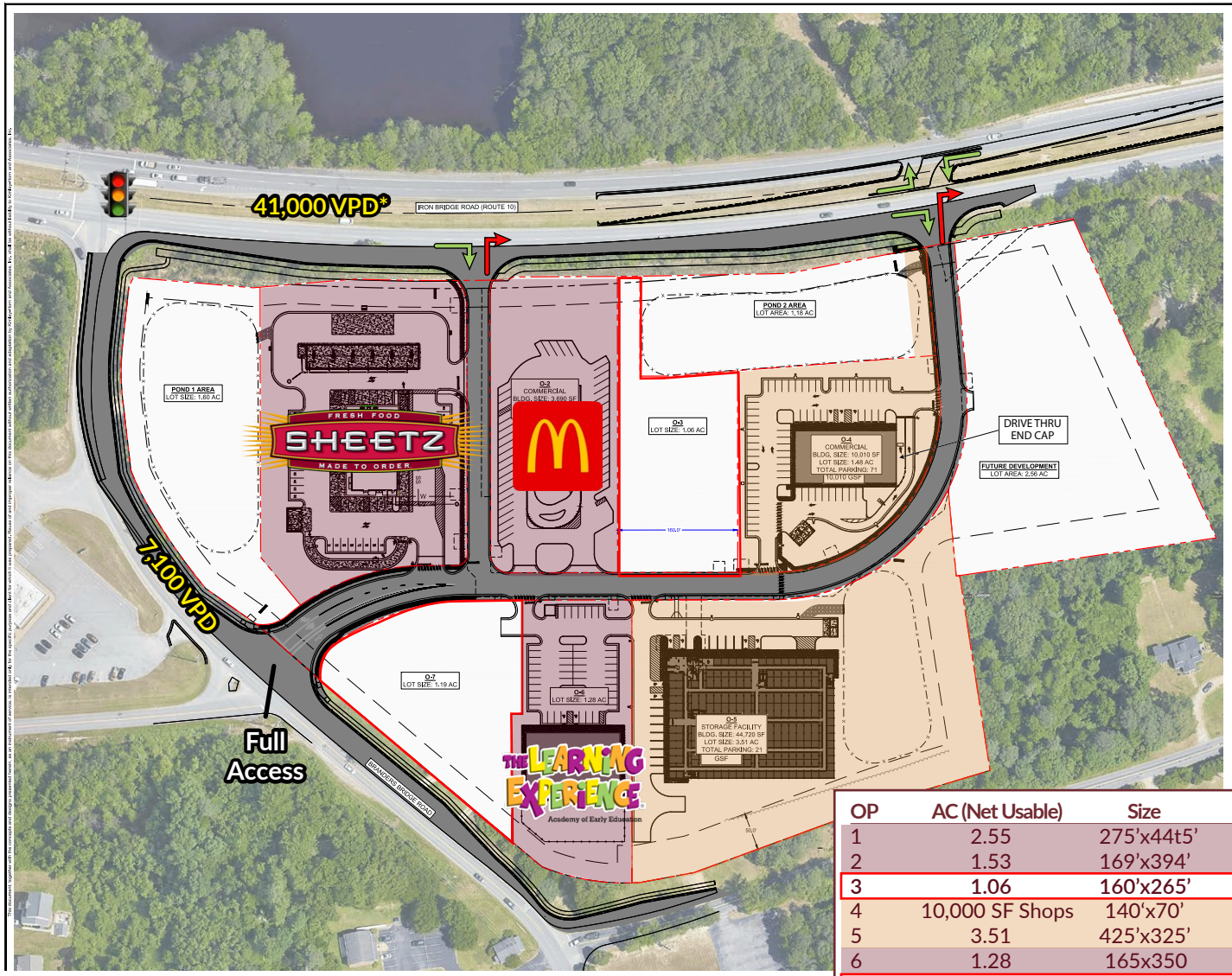




SIDNEY WHITE
M - 706-763-0505
sidney@cantrellmorgan.com

CANTRELL & MORGAN

SITE PLAN



OP	AC (Net Usable)	Size	Status
1	2.55	275'x44t5'	Leased - Sheetz
2	1.53	169'x394'	Leased - McDonald's
3	1.06	160'x265'	Available
4	10,000 SF Shops	140'x70'	*Call for Pricing & Availability*
5	3.51	425'x325'	*Pending - Call for Availability*
6	1.28	165x350	Leased - The Learning Experience
7	1.19	267'x199'	Available

* Per VDOT 2022 (Average Weekday Traffic Counts)

SEC Iron Bridge Rd & Branders Bridge Rd | Chester, VA 23831

SIDNEY WHITE
M - 706-763-0505
sidney@cantrellmorgan.com

CANTRELL & MORGAN