

FOR SALE/LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



2 PAD SITES 4.5 & 5.5 ACRES

7340-7350 IRON BRIDGE ROAD
RICHMOND, VA 23237

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY SUMMARY

7340-7350 IRON BRIDGE ROAD, RICHMOND, VA 23237



OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	Negotiable
Lot Size:	10 Acres
Price / Acre:	\$225,000
Zoning:	C3

PROPERTY OVERVIEW

GROUND LEASE/SALE/BUILD-TO-SUIT - Two pad sites available: +5.5 acres and +4.5 acres

PROPERTY HIGHLIGHTS

- 27,000 vehicles per day on Iron Bridge Road(Rt 10)
- Adjacent to Watermark Town Center/Walmart
- 1,250 homes to be built with 50 currently under construction

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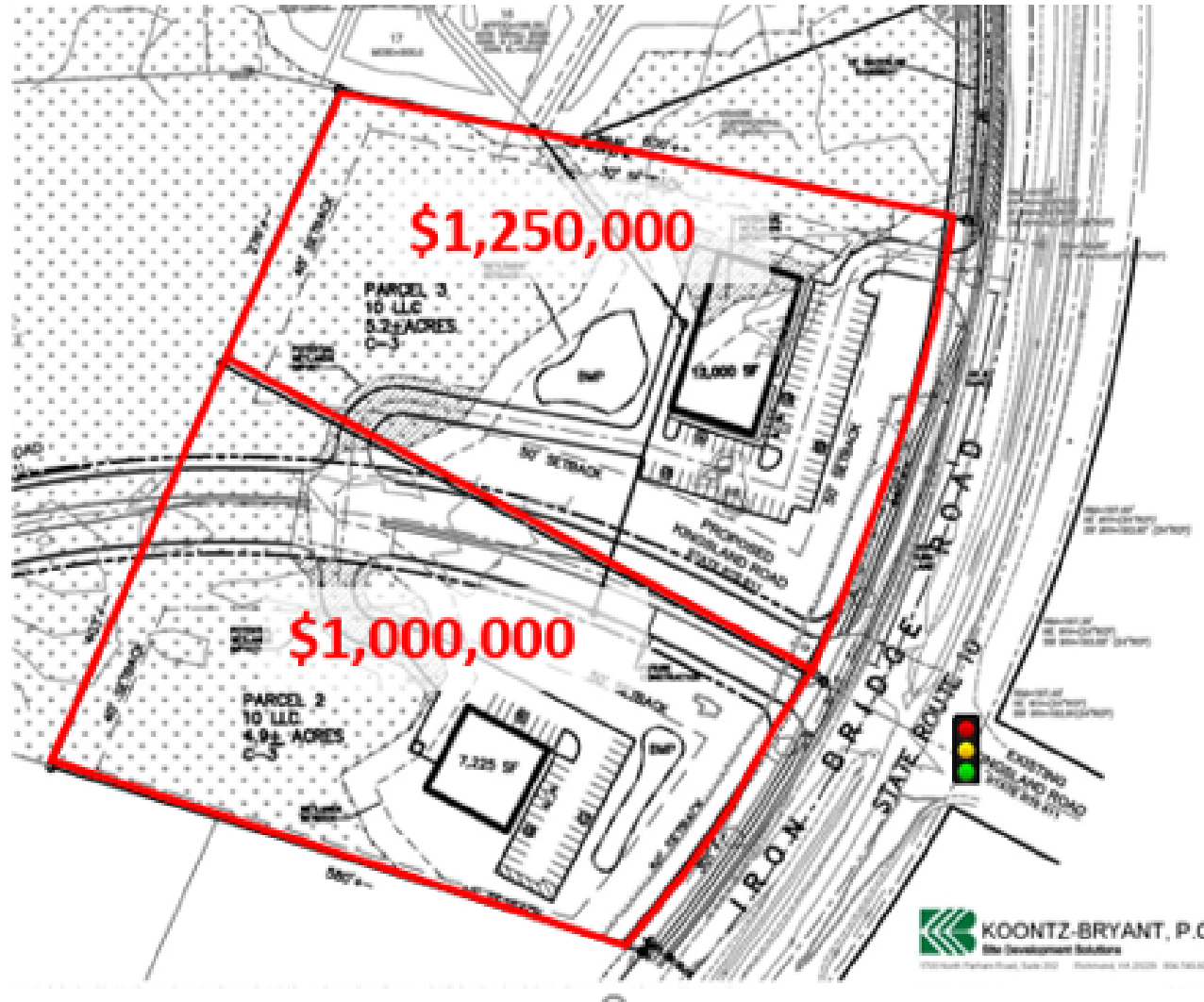
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SITE PLAN

7340-7350 IRON BRIDGE ROAD, RICHMOND, VA 23237



S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

SITE PLAN | 3

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AREA RETAIL

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AREA RETAIL | 4

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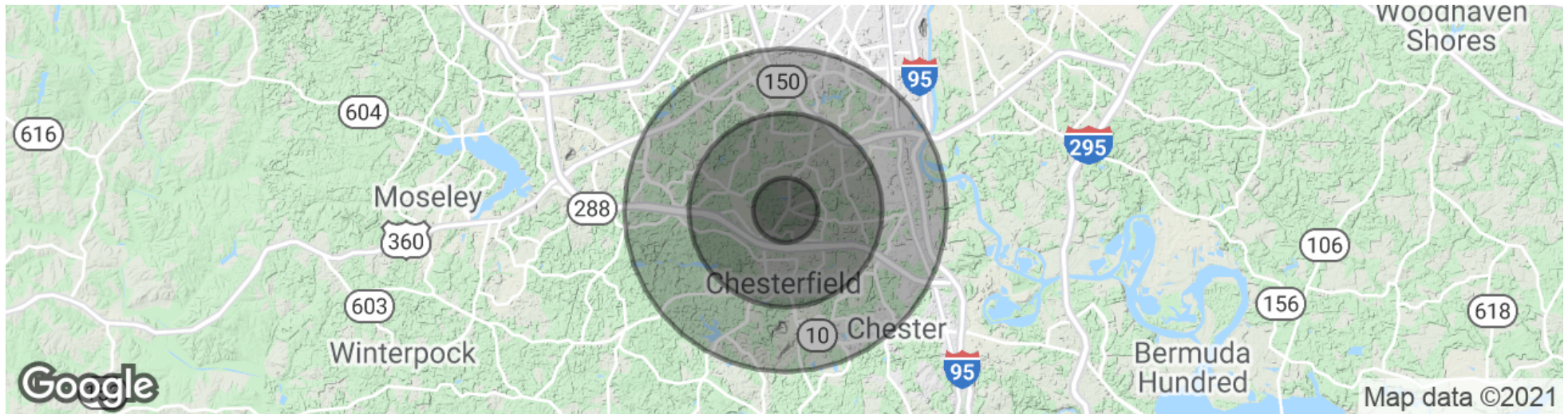
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DEMOGRAPHICS MAP & REPORT



7340-7350 IRON BRIDGE ROAD, RICHMOND, VA 23237



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,547	44,042	117,249
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,229	15,501	42,886
Average HH Income	\$79,169	\$79,395	\$78,105

* Based on 2019 ESRI data

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