

# THE LOFTS AT IRONBRIDGE

Iron Bridge Rd & Ironbridge Pkwy | Chester, VA

**FOR LEASE**  
0.95 - 1.6  
Acres



## HIGHLIGHTS:

- High profile pad sites available fronting Iron Bridge Rd
- Full access at Ironbridge Parkway
- For Ground Lease or Build to Suit
- 205 Apartments planned directly behind the sites
- Nearby retailers include:



**2021 TRAFFIC COUNTS**  
Ironbridge Rd: 28,234 AADT

## DEMOGRAPHICS\*

	1 Mile	3 Miles	5 Miles
Population	4,706	31,154	74,215
Households	1,818	11,908	27,334
Median HH Income	\$80,737	\$ 84,106	\$84,664
Daytime Population	4,998	28,442	53,956

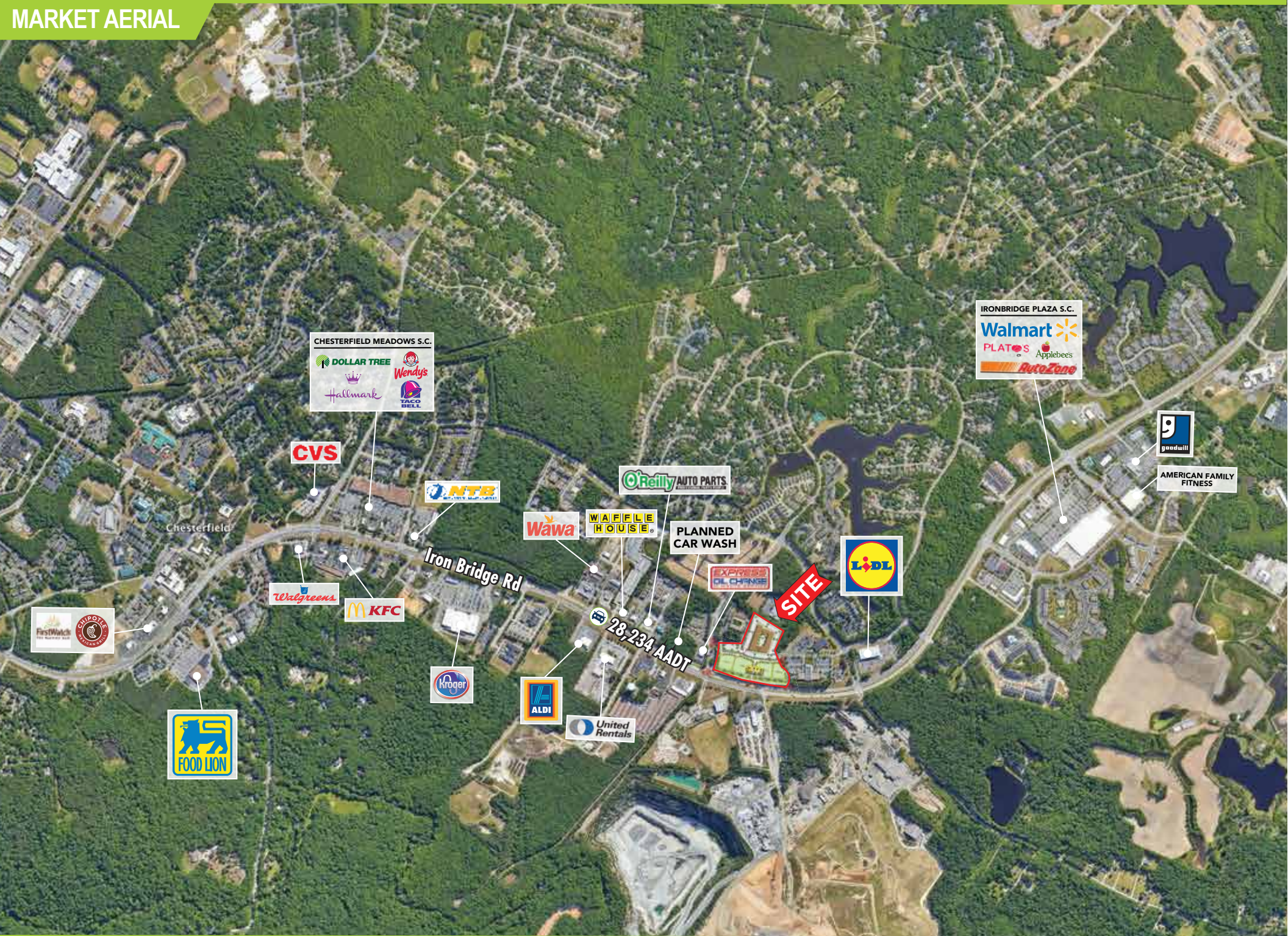


\*Demographics are 2021 Estimates  
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# MARKET AERIAL



CHESTERFIELD MEADOWS S.C.

- DOLLAR TREE
- Wendys
- Hallmark
- TALCO BRILL

IRONBRIDGE PLAZA S.C.

- Walmart
- PLATOS
- Applebees
- AutoZone

CVS

NTS

O'Reilly AUTO PARTS

goodwill

AMERICAN FAMILY FITNESS

Chesterfield

Iron Bridge Rd

Wawa

WAFFLE HOUSE

PLANNED CAR WASH

LIDL

Walgreens

KFC

EXPRESS OIL CHANGE

SITE

FirstWatch

PIZZERIA

28,234 AADT

Rogers

ALDI

United Rentals

FOOD LION