



- 5,306± SF medical suite, previously occupied by Interventional Pain & Spine Specialists
  - Separate front and rear entrances, ideal for staff and patients
- 3,500± SF former dance studio
- Convenient access from Iron Bridge Road (Route 10)
- Iron Bridge Road traffic count: approximately 24,739± vehicles per day, providing strong visibility
- Building and pylon signage opportunities available
- Established neighborhood retail center with nearby restaurants, shopping, childcare, fitness, and other service uses
- Ample parking on site



**ALLAN SHARRETT**  
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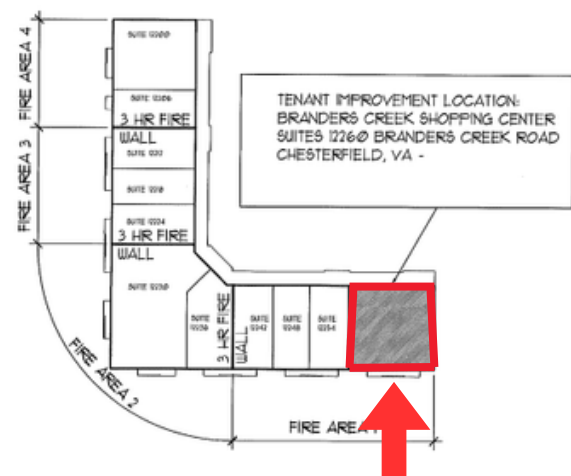
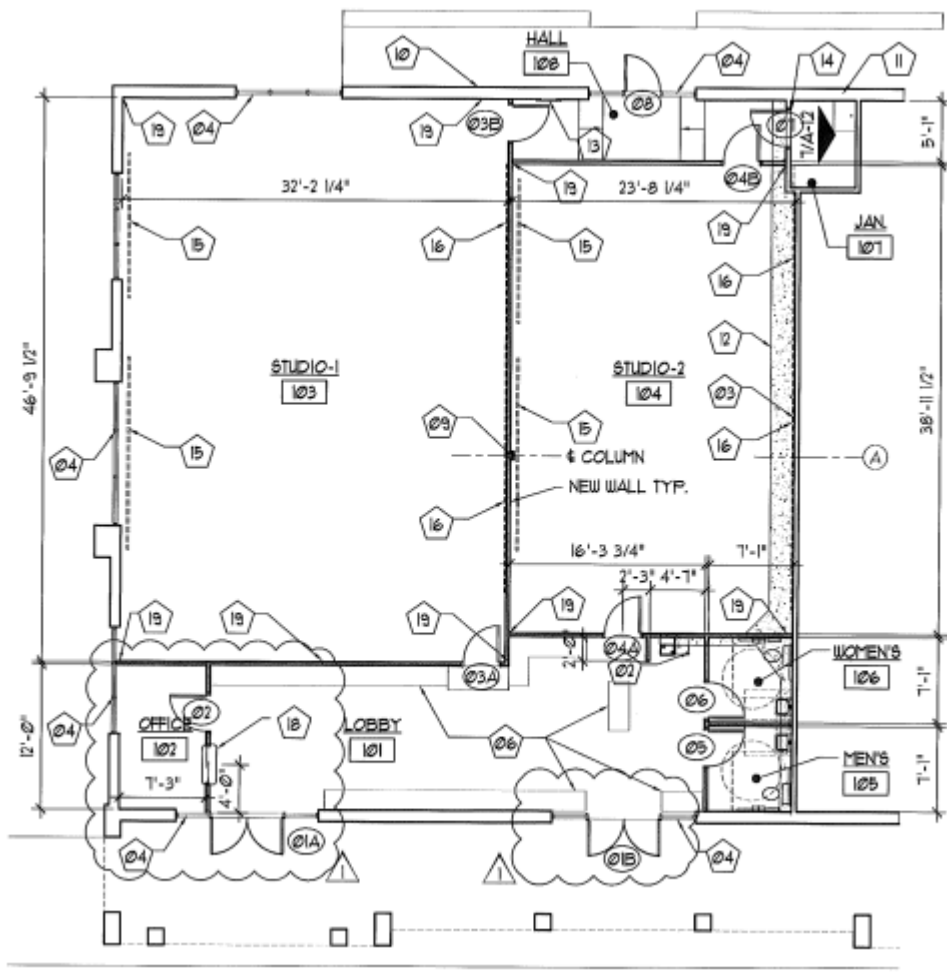
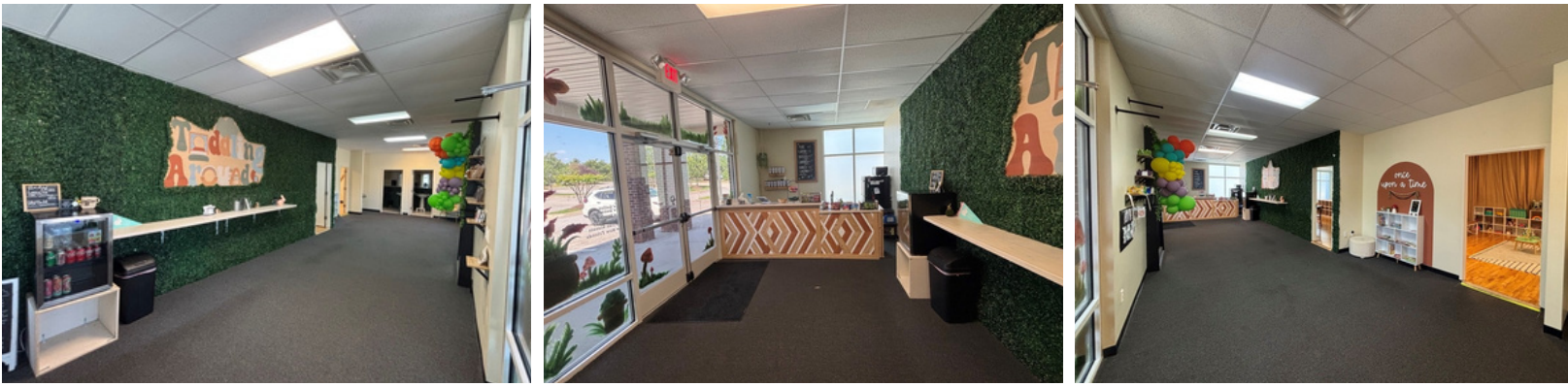
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**FOR LEASE**

**12200-12260 BRANDERS CREEK RD. CHESTER, VA 23831**



**12260**  
**3,500 SF**

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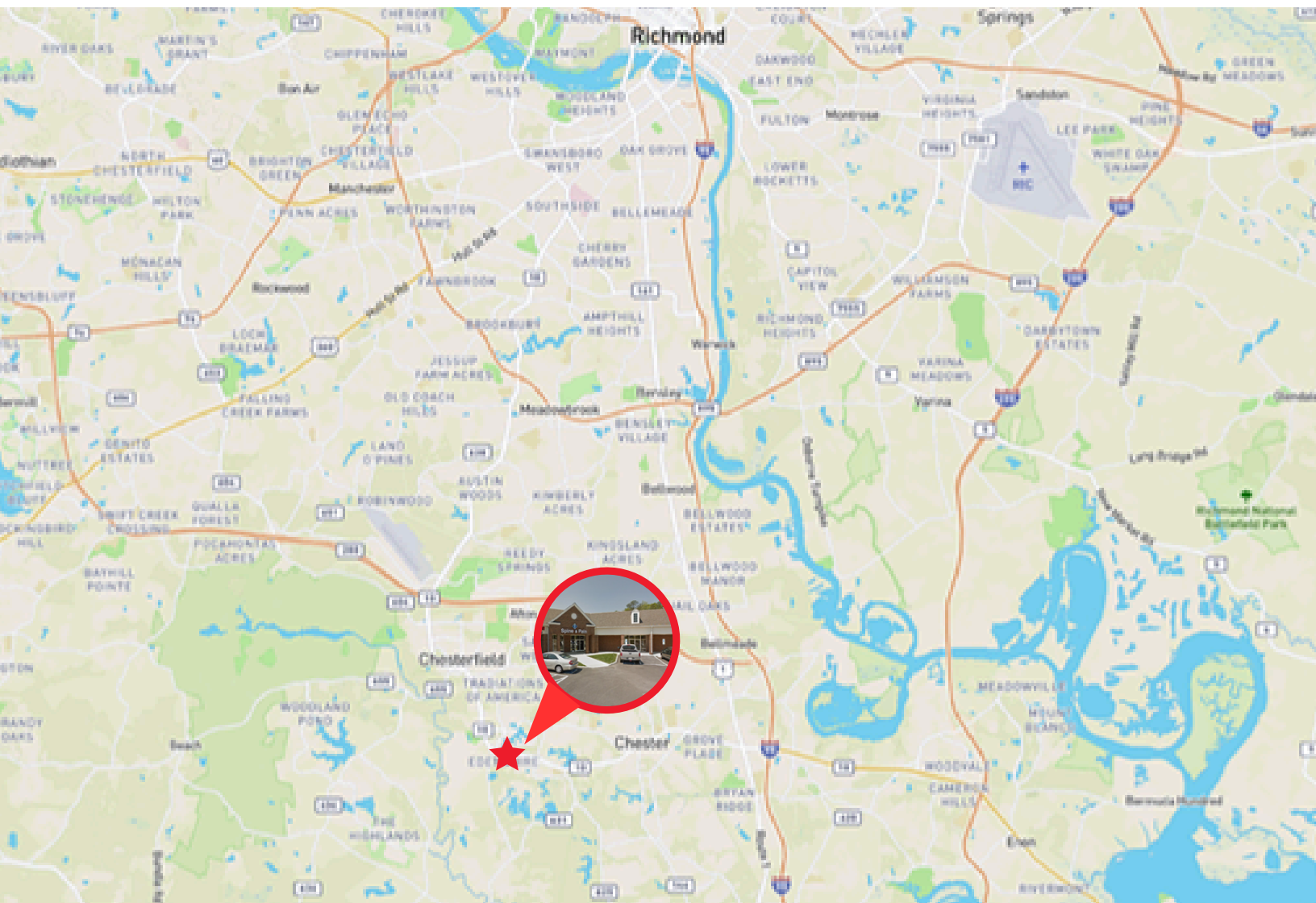
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Branders Creek Corner is a well-positioned neighborhood retail center totaling approximately 27,812± SF with excellent access and visibility along Branders Creek Drive in Chester, Virginia.

## SITE OVERVIEW

The property offers signalized access from Iron Bridge Road (Route 10) and is surrounded by a mix of retail, restaurants, childcare and service-oriented uses that attract steady local traffic. The center's location within a busy suburban trade area supports a diverse tenant mix and solid consumer draw, appealing to retailers, medical users, and service businesses alike.



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