



DEVELOPMENT HIGHLIGHTS

- New 124-acre Mixed-Use Development
- Excellent access and visibility at Rt 288 and Iron Bridge Road
- Prime location at Chesterfield County Courthouse
- 2 Signalized access points
- 5 Acre Medical Office Park
- Delivery 2026
- Road Widening for Courthouse Road & Iron Bridge Road Complete

PROJECT

MEDICAL OFFICE

OUTPARCELS & RETAIL (5 Acres)

116 ROOMS

300 MF UNITS

184 TH/CONDO UNITS

COURTHOUSE LANDING VA

COURTHOUSE LANDING VA

TOWNEPLACE SUITES

EDWARD ROSE & SONS

STANLEY MARTIN

2025 DEMOGRAPHIC RADIUS

Total Population

3 miles:	34,031
5 miles:	105,876

Median Household Income

3 miles:	\$75,951
5 miles:	\$71,156

Average Household Income

3 miles:	\$93,296
5 miles:	\$89,024

Traffic Counts

RT 288:	58,000 AADT / 52,000 VPD
RT 10:	57,000 AADT / 53,000 VPD

Daytime Population: 25,000 people

For more information regarding this property:

JEFF DOXEY, CCIM

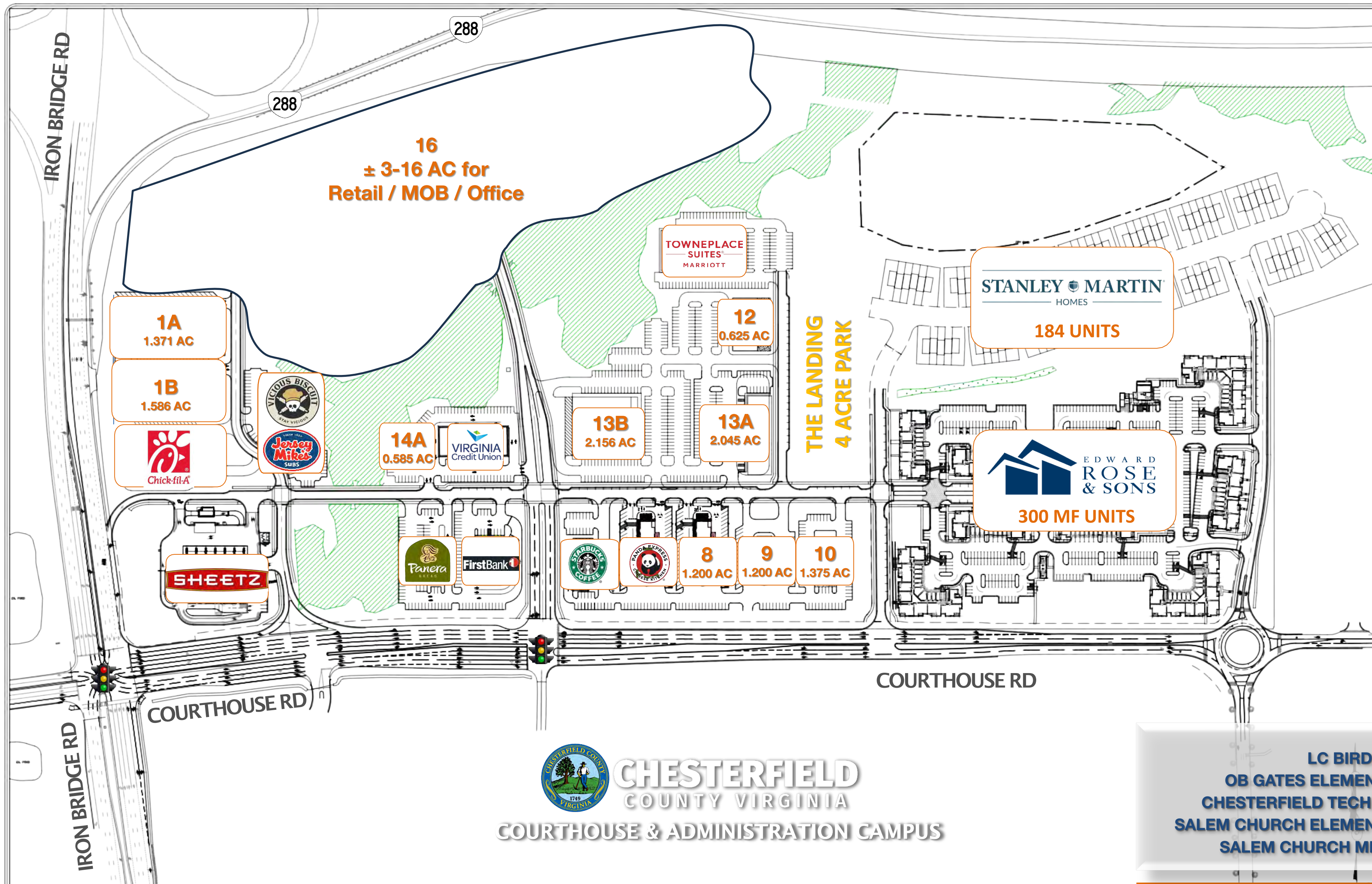
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PARCELS FOR SALE

GROUND LEASE

BUILD-TO-SUIT



**Courthouse
Landing**



CHESTERFIELD
COUNTY VIRGINIA

COURTHOUSE & ADMINISTRATION CAMPUS

LC BIRD HIGH SCHOOL
OB GATES ELEMENTARY SCHOOL
CHESTERFIELD TECHNICAL CENTER
SALEM CHURCH ELEMENTARY SCHOOL
SALEM CHURCH MIDDLE SCHOOL

For more information regarding this property:

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CHRIS RICE

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COURTHOUSE RD
WILL EXTEND THROUGH TO
SALEM CHURCH RD

NAIDominion



Medical Office Building Site Features

- Up to 5.5 acres or 40,000 RSF
- Build to suit and or lease opportunities from 2,500 - 40,000 RSF
- Building ownership from 6,000 - 40,000 RSF
- Ample Parking

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For more information regarding this property: