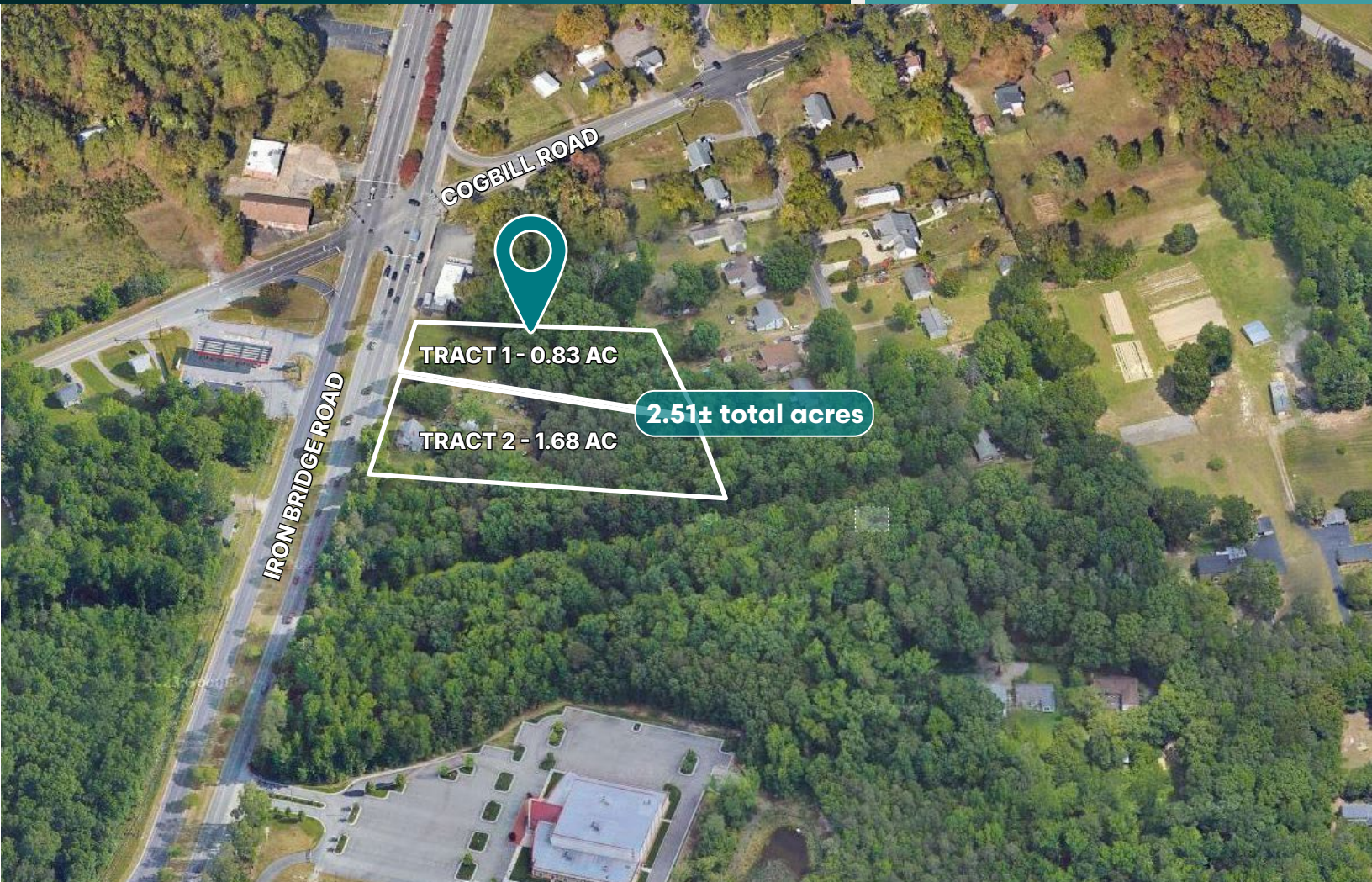


FOR SALE

**6125 Iron Bridge Road
North Chesterfield, VA 23234**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- **Tract 1:** \$500,000 (0.83 AC)
Tract 2: \$650,000 (1.68 AC)
- Frontage on Iron Bridge Road near the Cogbill Road intersection
- Zoned R7 and in the Chesterfield Comprehensive Plan for Medium - High Density Residential
- Public water line is located along the property and public sewer is across Iron Bridge Road
- Located less than 1/2 mile from Irongate Village and Meadowbrook High School

For More Information:

Brent Altaffer

First Vice President

o: 804-793-0055

baltaffer@commonwealthcommercial.com

LONG & FOSTER
REAL ESTATE

Co-Broker - Long & Foster Real Estate

Sharon Coleman

Associate Broker, SRES, ABR

o: 804-347-8193

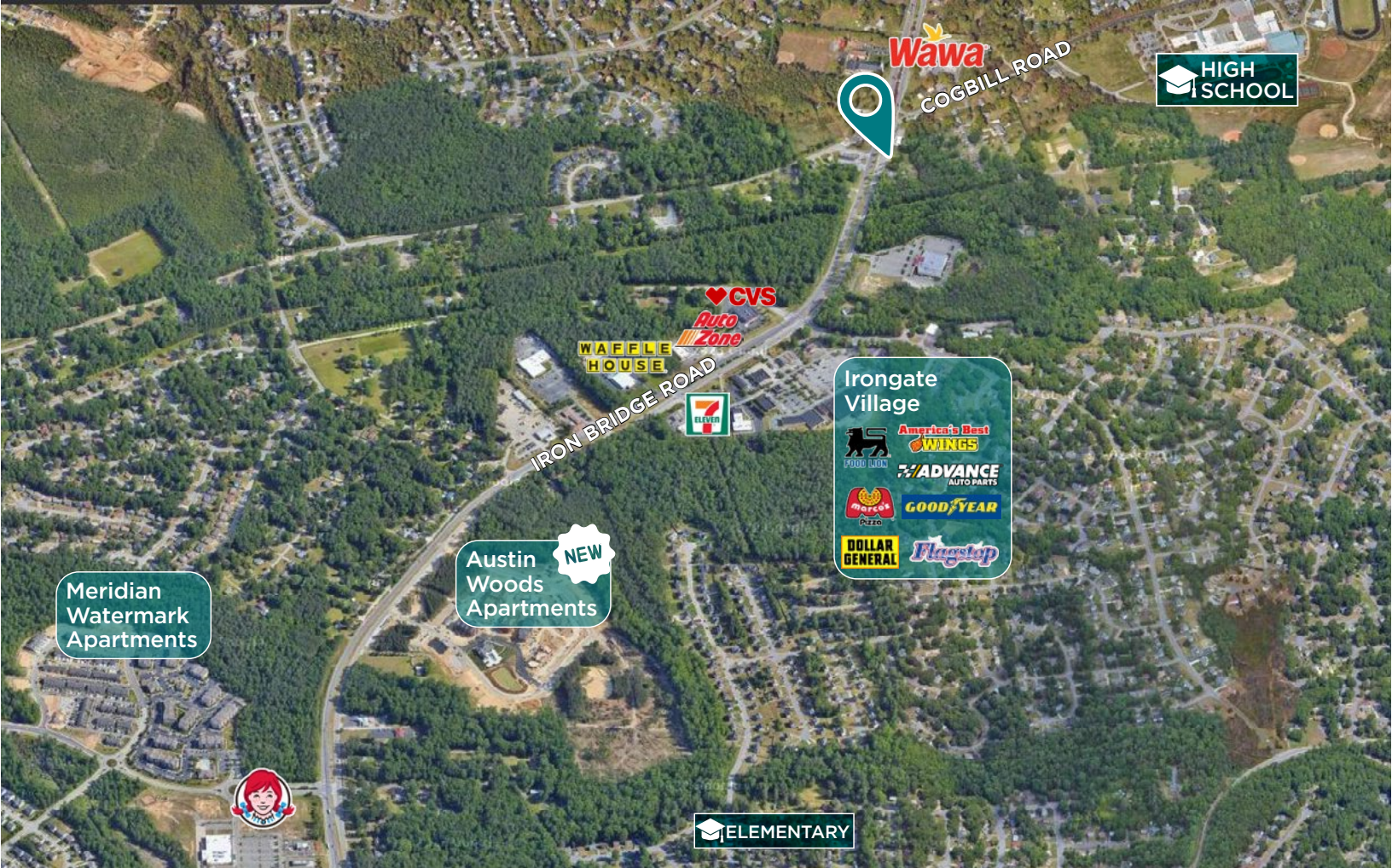
sharon.coleman@longandfoster.com

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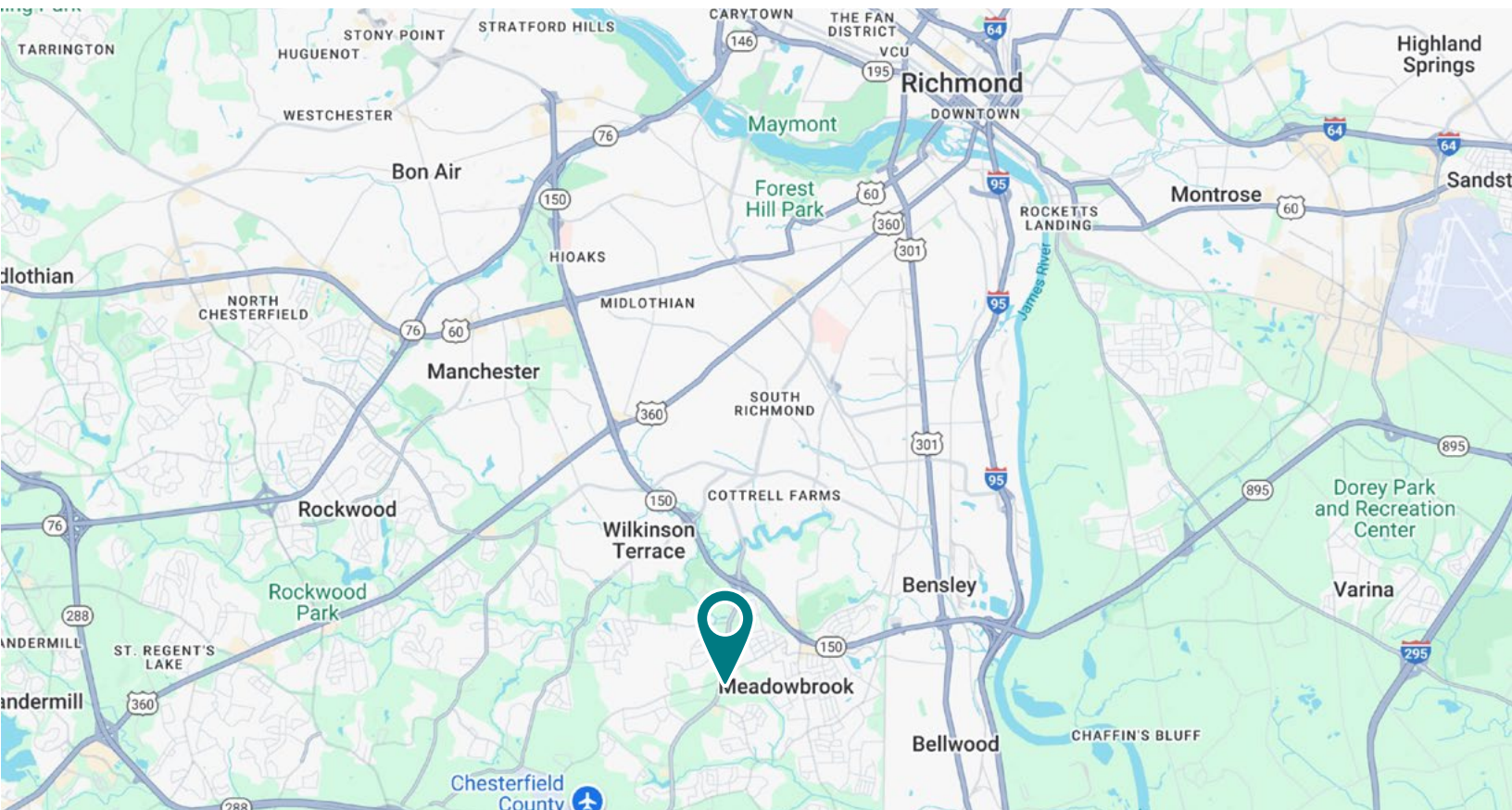
4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

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Access to Daily Conveniences!



Chesterfield Economic

Some of the biggest brands...



10,400+ Businesses

204,245 Labor Force

401,000+ Residents

\$22.4B Local Economy

Chesterfield County: Connected. Growing. Thriving.

Home to more than 401,000 residents across 1,000+ neighborhoods, Chesterfield County combines a dynamic economy with an exceptional quality of life. Residents and visitors enjoy nearly 60 parks, 4,000 acres of green space, premier athletic complexes, and abundant recreational opportunities.

Strategically positioned in the heart of the Mid-Atlantic, Chesterfield offers unmatched connectivity with direct access to Interstates 64, 85, 95, and 295—placing businesses within a one-day drive of nearly half the U.S. population. Backed by a strong workforce, top-rated schools, and a rich history of growth and innovation, Chesterfield County is an ideal place to live, work, and succeed.

Chesterfield County Public Schools



64,000+ Students
68 Schools

\$1.07B Annual Budget
100% Accredited

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o: 804-346-4966
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Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food wholesaler
CarMax	Automotive retailer
Altria Group	Tobacco and wine products
Dominion Energy	Electric and gas utility

The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.



Market Highlights

#11

Hottest Job Market in the U.S.

"Wall Street Journal"

2nd-highest

Labor force growth among major U.S. metro areas

"Greater Richmond Partnership"

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

"U.S. Bureau of Labor Statistics (BLS)"

Lifestyle Amenities That Attract and Retain Talent



Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.



Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.



The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.