



9.96± AC

PARCEL 1

2.94± AC

PARCEL 2

2.7± AC

1.73± AC

ROUTE 288

IRON BRIDGE ROAD

COURTHOUSE ROAD

FOR SALE

8901 Courthouse Road | Chesterfield, VA 23832



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › Parcel 1: 12.9± AC developable
Parcel 2: 4.43± AC developable
- › Zoned I-1
- › Located less than a mile from the Courthouse Road and Route 288 interchange
- › Sale Price:
Parcel 1: Contact brokers for pricing
Parcel 2: \$540,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	26,196	81,345	343,902
AVERAGE HH INCOME	\$104,343	\$96,828	\$90,157
DAYTIME EMPLOYEES	14,053	22,245	124,299

FOR MORE INFORMATION:

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Information contained herein is deemed reliable but not guaranteed.



MARKET OVERVIEW

CHESTERFIELD SNAPSHOT

CHESTERFIELD COUNTY TRULY HAS SOMETHING FOR EVERYONE, WITH A THRIVING COMMUNITY, TOP-RATED SCHOOLS, AND A VARIETY OF AMENITIES

More than 370,000 residents and more than 1,000 neighborhoods call Chesterfield home. With nearly 60 public parks and 4,000 acres of green space, Chesterfield County offers unlimited opportunities for visitors and residents to enjoy outdoor recreation and leisure. The county is home to many athletic complexes making Chesterfield County a perfect place to host major sporting events.

Chesterfield is recognized for its prime mid-Atlantic location that puts local businesses within a one-day travel time to 45 percent of the U.S. population, 50 percent of the nation's manufacturing operations and 60 percent of the corporate headquarters in the country through easy access to Interstates 64, 85, 95 and 295. Building on four centuries rich in history, culture and economic success, Chesterfield County has become an ideal place to live, work and play.



POCAHONTAS STATE PARK

One of the top 10 campgrounds in the country, is located near the property and includes 7,724 scenic acres.

CHESTERFIELD COUNTY PUBLIC SCHOOLS BY THE NUMBERS

Chesterfield County is ranked in the top 20% of school districts in the state and is ranked among the top 3 in the Richmond MSA.

11,623+
COMPANIES

144,143
TOTAL JOBS

MAJOR EMPLOYERS

Company	Industry	Estimated Employees
HCA Virginia Health System	Hospitals	11,000
Amazon	Warehousing and Storage	4,100
U.P.S.	Couriers and Messengers	2,490
E.I. DuPont De Nemours Company	Chemical Manufacturing	2,436
General Dynamics	Call Center	1,450
GE Power	Parts for Power Generating Machinery	928



64,000

STUDENTS

67

SCHOOLS

\$965.2

MILLION BUDGET

100%

ACCREDITED

SOURCE: grpva.com SOURCE: oneccps.org

Ever expanding number of large, medium, and small businesses. **Some of the biggest brands...**

