

# Courthouse Landing

120 ACRE MIXED-USE DEVELOPMENT  
CHESTERFIELD, VIRGINIA

**LEASING CONTACTS:**

**SHULER**  
PROPERTIES

Steve Shuler | 770.303.8200 | steve@shulerproperties.com | Jeff Doxey, CCIM | 804.363.0332 | jeffdoxey@naidominion.com

**NAI**Dominion



**TRAFFIC COUNTS**  
Route 288: 56,000 VPD  
Iron Bridge Road: 43,000 VPD



**DAYTIME EMPLOYEES**  
Chesterfield County Government Center: 5,000  
5 Minute Drive Time: 20,302

9201 Iron Bridge Road | Richmond, VA 23237

OFFICE/MOB 100,000 SF



RETAIL 265,000 SF



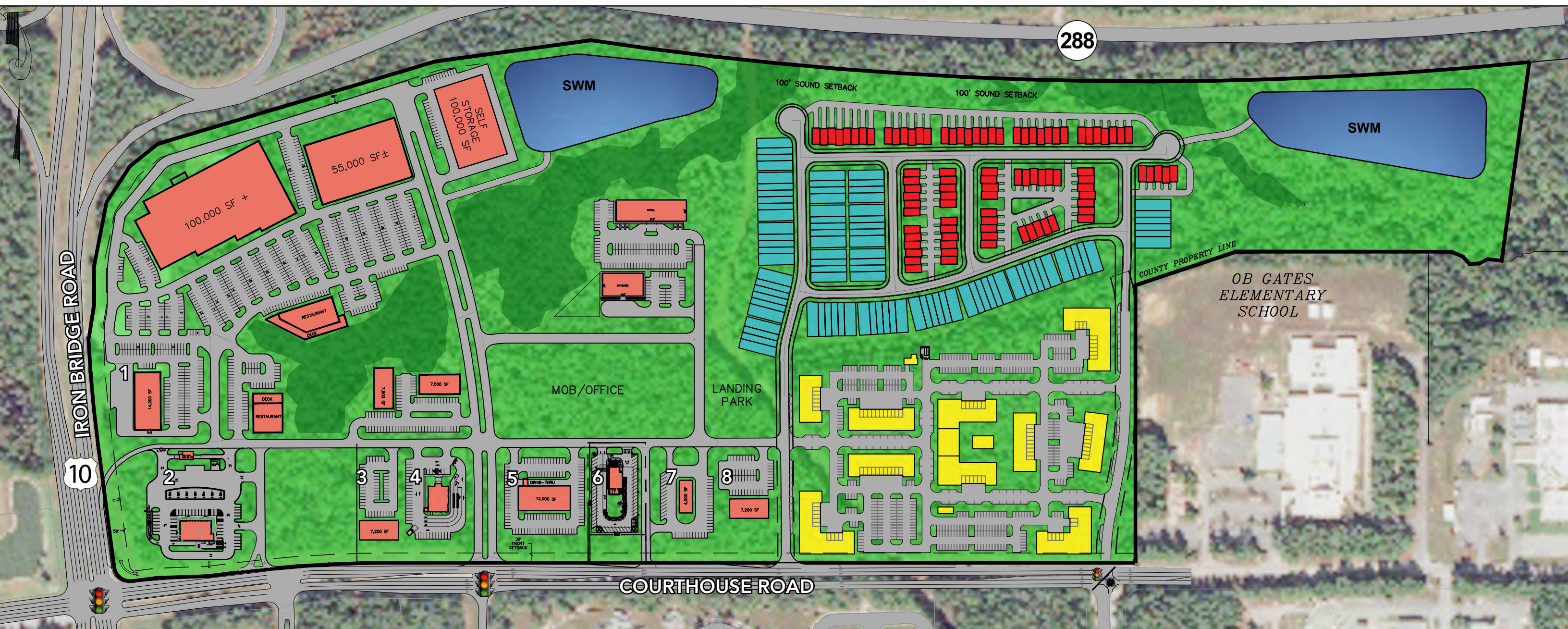
TOWN HOMES 92 UNITS

STANLEY MARTIN

CONDOS 198 UNITS

STANLEY MARTIN

MULTIFAMILY 300 UNITS



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CHESTERFIELD, VIRGINIA

## DEVELOPMENT HIGHLIGHTS

- New 120 acre Mixed-Use Development
- Excellent access and visibility at Rt 288 and Iron Bridge Rd
- Prime location at Chesterfield County Courthouse
- 2 Signalized access points
- Road Widening
  - Route 10 in design with VDOT
  - Courthouse Road by developer — 5 lanes with 2 traffic signals

## 2018 DEMOGRAPHICS

### RADIUS POPULATION

**3 MILES**  
30,625

**5 MILES**  
90,553

### DRIVE TIME POPULATION

**5 MINUTES**  
24,758

**10 MINUTES**  
126,997

### MEDIAN HH INCOME

**3 MILES**  
\$67,956

**5 MILES**  
\$61,983

### MEDIAN HH INCOME

**5 MINUTES**  
\$72,644

**10 MINUTES**  
\$68,533

### AVERAGE HH INCOME

**3 MILES**  
\$78,947

**5 MILES**  
\$75,161

### AVERAGE HH INCOME

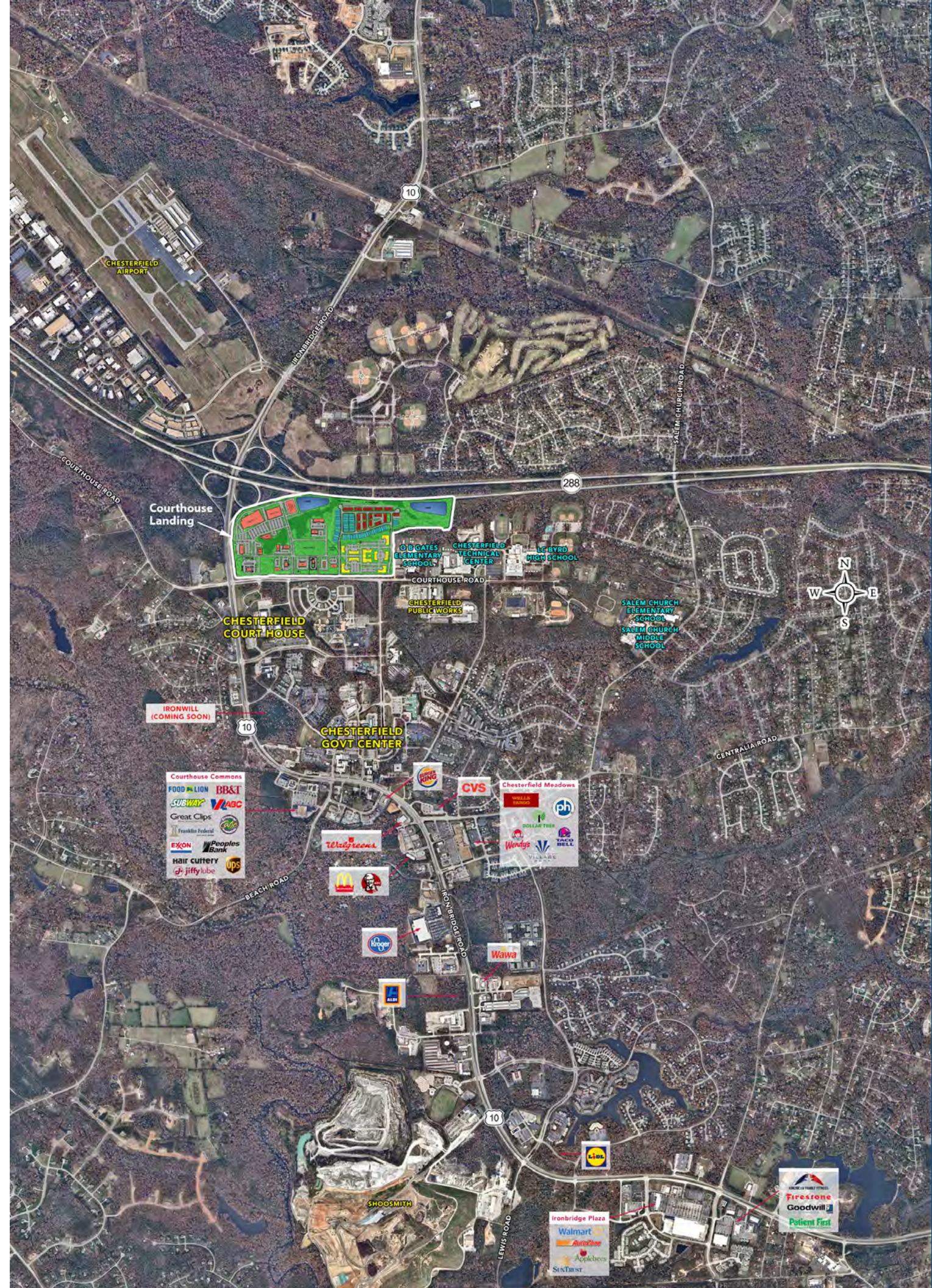
**5 MINUTES**  
\$82,381

**10 MINUTES**  
\$80,573

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CHESTERFIELD BUSINESS DISTRICT AERIAL