

AVAILABLE

Medical Office at Centercourt



7110 Forest Avenue, Suite 103 | Richmond, VA 23226 | www.naidominion.com

MORE INFORMATION:

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Medical Park Features

- Located at Route 288 and Iron Bridge Road
- Up to 5.5 acres or 60,000 RSF
- Build to suit or lease opportunities from 2,500 - 60,000 RSF
- Building ownership from 6,000 - 60,000 SF
- Ample parking
- 124 acre mixed use environment
- School systems nearby include (5,000 plus students):
 - LC Bird High School
 - OB Gates Elementary School
 - Chesterfield Technical Center
 - Salem Church Elementary School
 - Salem Church Middle School
- Lucy Corr Village long term facility located across from Courthouse Landing
- Chesterfield Courts and Administrative Campus - 4,000 daytime employees
- Join Chick-fil-A, Panera Bread, Sheetz, Panda Express, VA Credit Union, First Bank, Starbucks, Five Guys, TownePlace Suites, 300 MF Units by Edward Rose, 184 Townhome/Condos by Stanley Martin
- Area medical - VCUHS Surgery Center future hospital and HCA Emergency Center
- Area retail includes WalMart, Kroger, Chipotle, FirstWatch, CVS Walgreens, Food Lion



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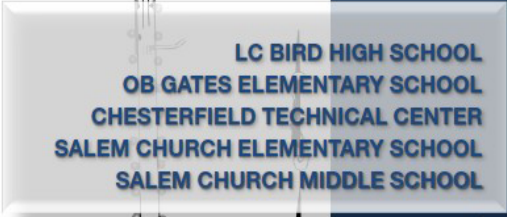
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**Courthouse
Landing**



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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	COURTHOUSE LANDING VA
OUTPARCELS & RETAIL (5 Acres)	COURTHOUSE LANDING VA
116 ROOMS	TOWNEPLACE SUITES
300 MF UNITS	EDWARD ROSE & SONS
184 TH/CONDO UNITS	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:

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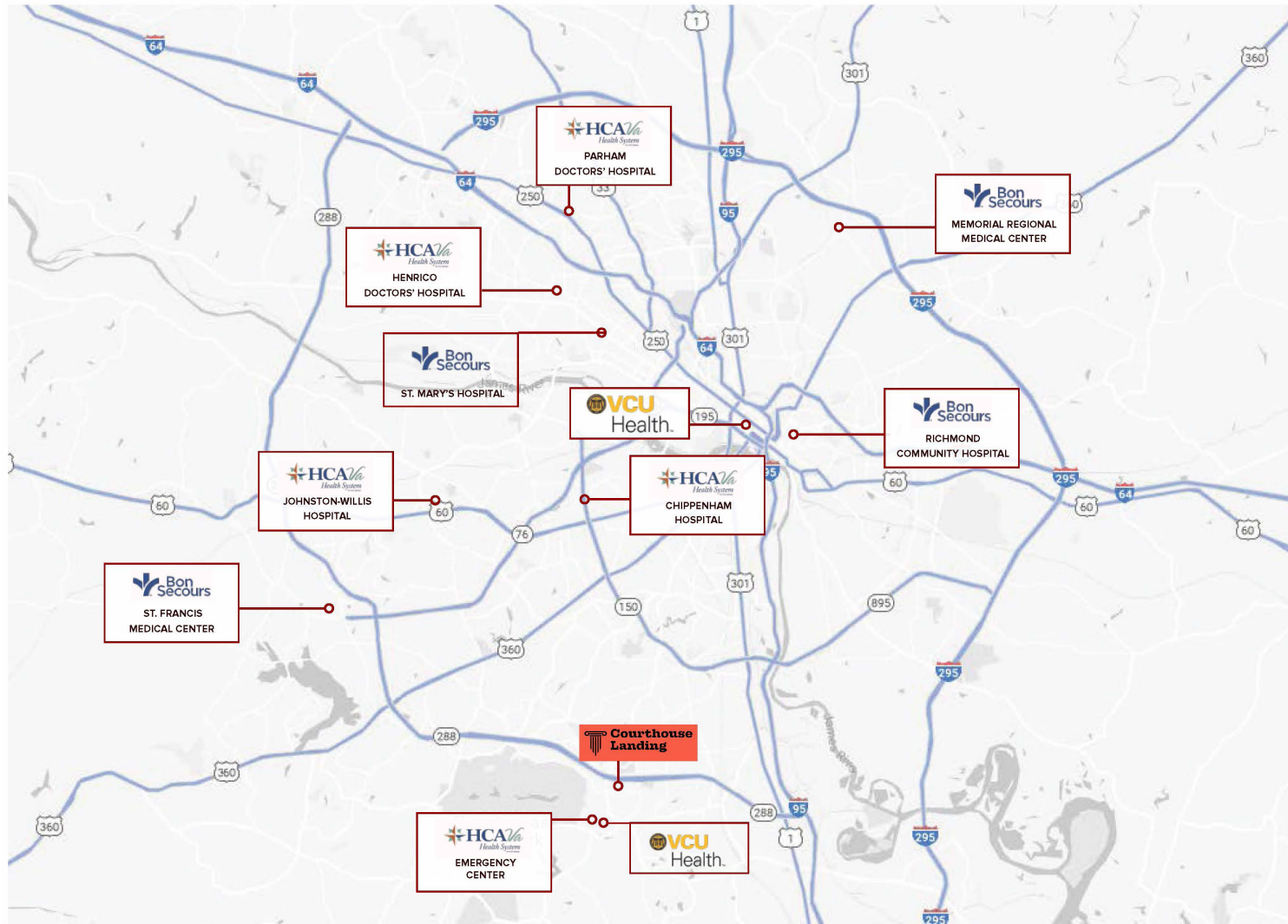
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· METRO RICHMOND HOSPITALS



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