

FOR LEASE



Courthouse Shops

6921 Commons Plaza, Chesterfield, VA 23832

Overview

Located just off Route 288, this multi-tenant building offers great visibility fronting Iron Bridge Road with daily traffic counts topping 53,000. The site sits between Chesterfield County's Government Complex to the North and the Food Lion anchored Commons Plaza Shopping Center to the South. Four in-line spaces are available for lease, co-tenanted with national brands Jersey Mike's, The UPS Store, and Tropical Smoothie Cafe.

Quick Facts

Availability	Space 6931: Immediate / Space 6929: Immediate
Size	1,250 - 2,556 square feet
Parking	52 spaces
Rental Rate	TBD
Net Charges	\$5.01 per square foot (RET & Insurance included in CAM charge)
Co-Tenants	The UPS Store

2023 Demographics	1 mile	3 miles	5 miles
POPULATION	3,394	28,986	82,998
HOUSEHOLDS	1,252	10,752	30,808
AVG. HH INCOME	\$65,104	\$96,951	\$89,182
DAYTIME POPULATION	10,536	26,913	77,669
TRAFFIC COUNT	53,000 AADT (Iron Bridge Road)	23,000 AADT (Beach Road)	

Space	Size
Local Craft Pizza & Beer	1,500 SF
Tropical Smoothie Cafe	1,570 SF
6292 Available	1,278 SF
6931 Available (View 360°)	1,278 SF
The UPS Store	1,406 SF
Phoenix Nail Salon	1,251 SF
6937 Available	1,253 SF
6941 Available	1,250 SF
Jersey Mike's	1,549 SF
TOTAL:	12,335 SF





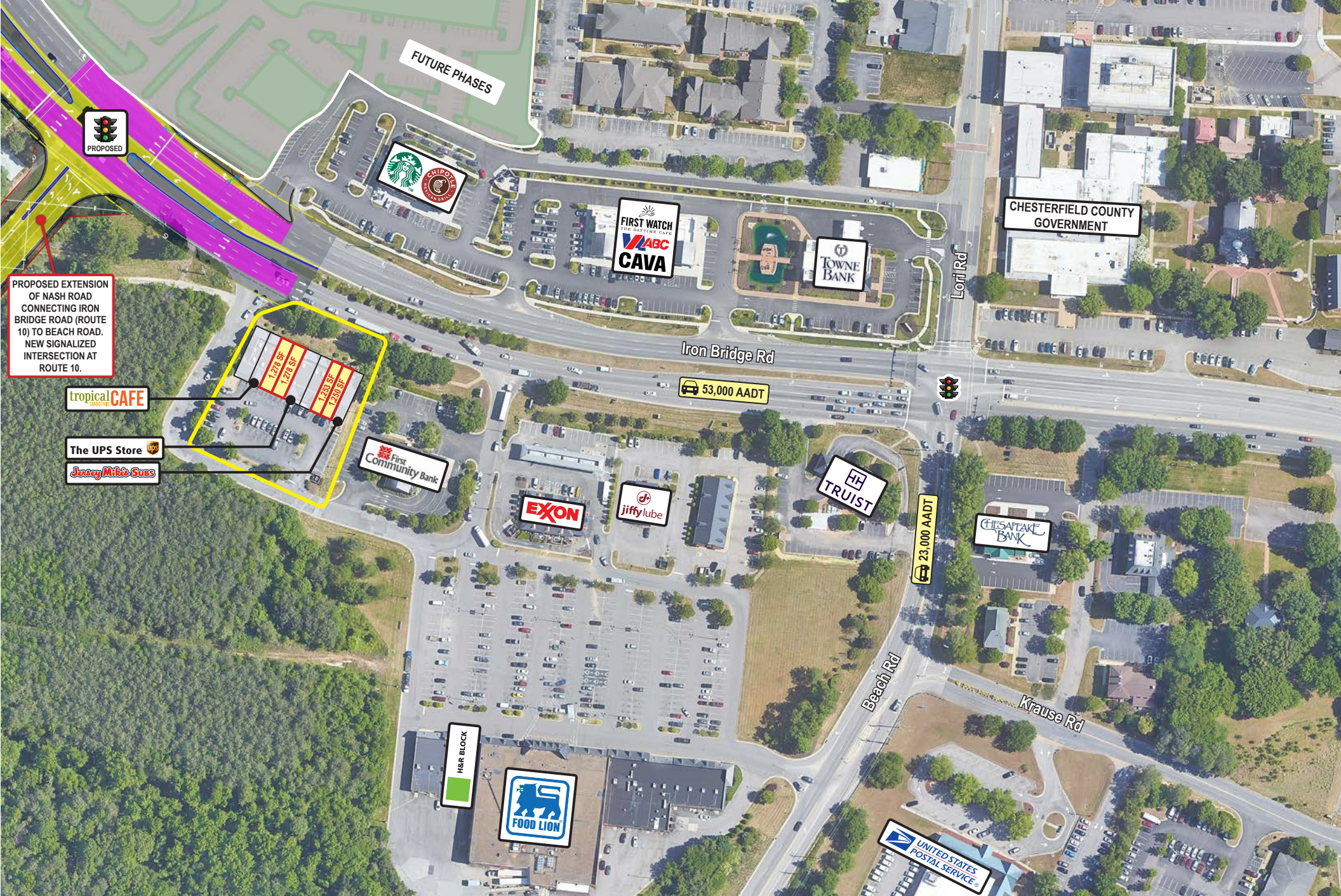
Iron Bridge Rd

53,000 AADT

LOCAL CRAFT PIZZA & BEER	tropical CAFE <small>SMOOTHIE</small>	1,278 SF	1,278 SF	The UPS Store	PHOENIX NAIL SALON	1,253 SF	1,250 SF	Jockey Att&Subs
-----------------------------	--	----------	----------	---------------	--------------------	----------	----------	-----------------

First Community Bank

EXXON



PROPOSED EXTENSION OF NASH ROAD CONNECTING IRON BRIDGE ROAD (ROUTE 10) TO BEACH ROAD. NEW SIGNALIZED INTERSECTION AT ROUTE 10.

Tropical CAFE

The UPS Store

Jersey Mike's Subs

1,278 SF
1,278 SF
1,233 SF
1,230 SF

First Community Bank

EXXON

jiffylube

TRUIST

CHESAPEAKE BANK

H&R BLOCK

FOOD LION

UNITED STATES POSTAL SERVICE

FUTURE PHASES

STARBUCKS

FIRST WATCH
ABC
CAVA

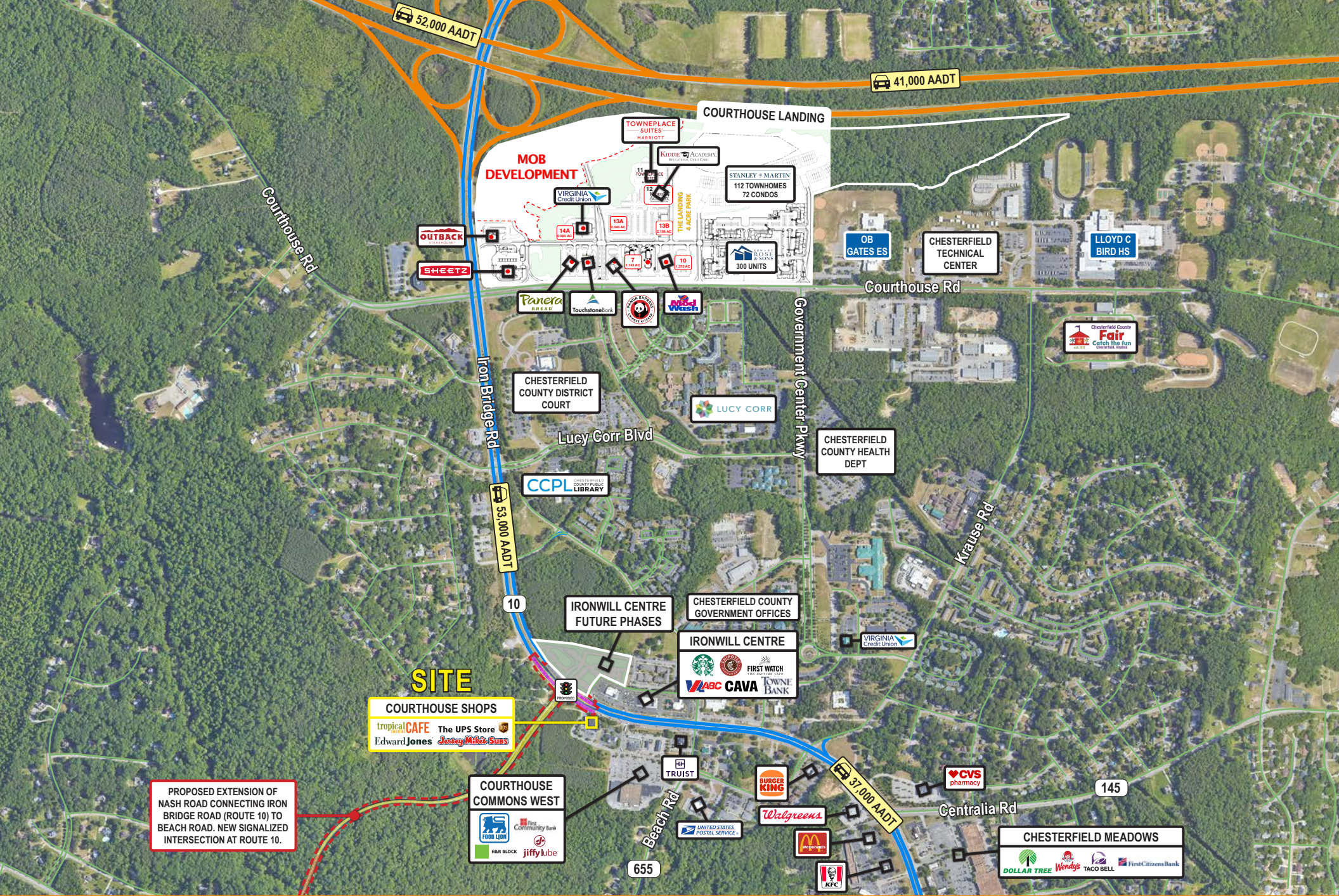
TOWNE BANK

CHESTERFIELD COUNTY GOVERNMENT

53,000 AADT

23,000 AADT

PROPOSED



PROPOSED EXTENSION OF NASH ROAD CONNECTING IRON BRIDGE ROAD (ROUTE 10) TO BEACH ROAD. NEW SIGNALIZED INTERSECTION AT ROUTE 10.

SITE

COURTHOUSE SHOPS

tropical CAFE The UPS Store Edward Jones Joey Mils Subs

COURTHOUSE COMMONS WEST

FOOD LION First Community Bank HAR BLOCK jiffy lube

IRONWILL CENTRE

Starbucks ABC CAVA TOWNE BANK FIRST WATCH THE WAY TO LIFE

CHESTERFIELD MEADOWS

DOLLAR TREE Wendy's TACO BELL First Citizens Bank



