



DEVELOPMENT HIGHLIGHTS

- New 124-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
- 8 Acre Medical Office Park
- Delivery 2025
- Road Widening
 - RT 10 by VDOT/CDOT – Completed
 - Courthouse Road by Developer – 5 Lanes with Traffic Signal – Completed

PROJECT

MEDICAL	OFFICE	COURTHOUSE LANDING VA
200,000 SF	RETAIL	COURTHOUSE LANDING VA
120 Rooms	HOTEL	TOWNEPLACE SUITES
300 Units	MULTI-FAMILY	EDWARD ROSE & SONS
112 Units	TOWNHOMES	STANLEY MARTIN
72 Units	CONDOS	STANLEY MARTIN

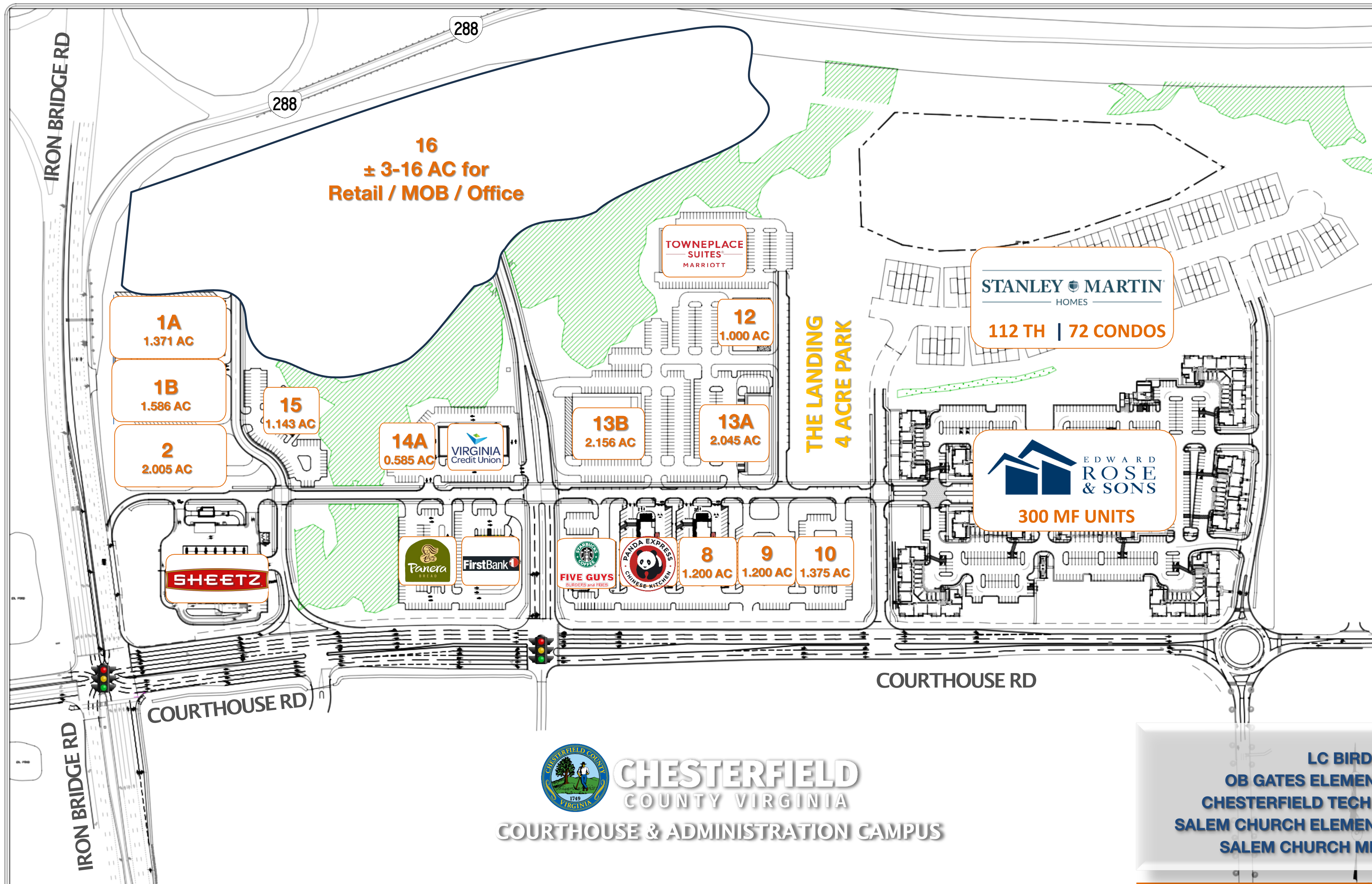
2024 DEMOGRAPHICS RADIUS

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

For more information regarding this property:

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PARCELS AVAILABLE



**Courthouse
Landing**

 **CHESTERFIELD**
COUNTY VIRGINIA
COURTHOUSE & ADMINISTRATION CAMPUS

LC BIRD HIGH SCHOOL
OB GATES ELEMENTARY SCHOOL
CHESTERFIELD TECHNICAL CENTER
SALEM CHURCH ELEMENTARY SCHOOL
SALEM CHURCH MIDDLE SCHOOL

For more information regarding this property:



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COURTHOUSE RD
WILL EXTEND THROUGH TO
SALEM CHURCH RD



Medical Office Building Site Features

- Up to 5.5 acres or 40,000 RSF
- Build to suit and or lease opportunities from 2,500 - 40,000 RSF
- Building ownership from 6,000 - 40,000 RSF
- Ample Parking

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For more information regarding this property: