



DEVELOPMENT OPPORTUNITY

4725 WEST HUNDRED ROAD | CHESTER, VA 23831

FEATURES

- **± 1.5 AC Parcel for Sale and a Great Development Opportunity.**
- Zoning: R-7. One-family Residential with CUPD for office and retail uses.
- Excellent visibility and 200' direct frontage on W Hundred Road (Rt. 10).
- Located halfway between Route 288 & I-95.
- Located on fast-growing *Iron Bridge* Corridor in Chesterfield.
- Expanded trade area on Iron Bridge Corridor includes *Chesterfield Meadows, Iron Bridge Plaza, Bermuda Square, Bermuda Crossroads and Breckenridge Shopping Mall*, serving numerous dense residential developments along Iron Bridge Road.
- Located less than 15 miles from Fort Gregg-Adams, the Army's 3rd Largest Training Site in the country.

SPACE TYPE	Parcel for Sale		
AVAILABLE SPACE	± 1.5 AC		
ASKING PRICE	\$375,000		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2023 Population	5,843	44,155	80,698
Avg HH Income	\$75,600	\$84,586	\$88,828
Daytime Employment	2,513	11,762	36,941
Traffic Count	23,000 VPD W Hundred Rd		

* Detailed demographics upon request



AVAILABLE

Taylor Long
PROPERTIES
Commercial Real Estate

804.864.9788

www.taylorlongproperties.com

Rebecca von Meister:

Vice President

804-864-9788 Ext. 103 (O) | 757-298-2016 (M)

rebeccavonmeister@taylorlongproperties.com



POWERBROKER

Top Broker Award



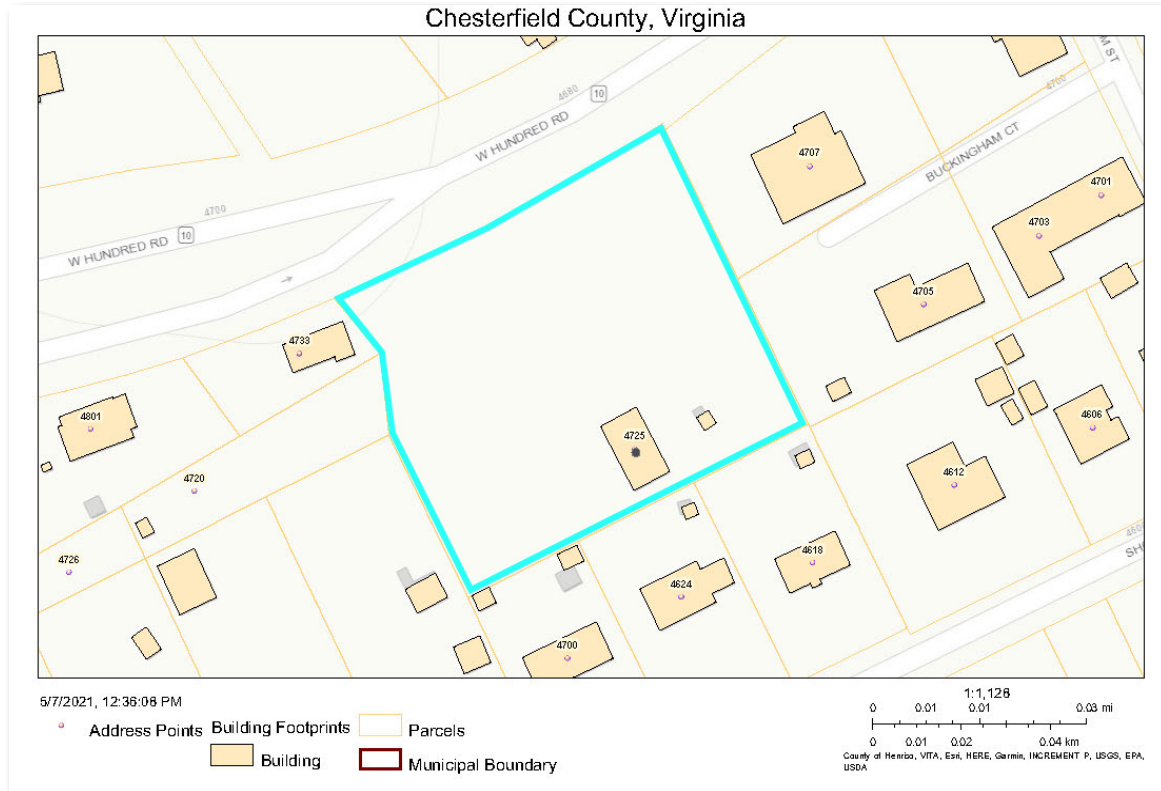
RETAIL BROKERS
NETWORK

Taylor Long
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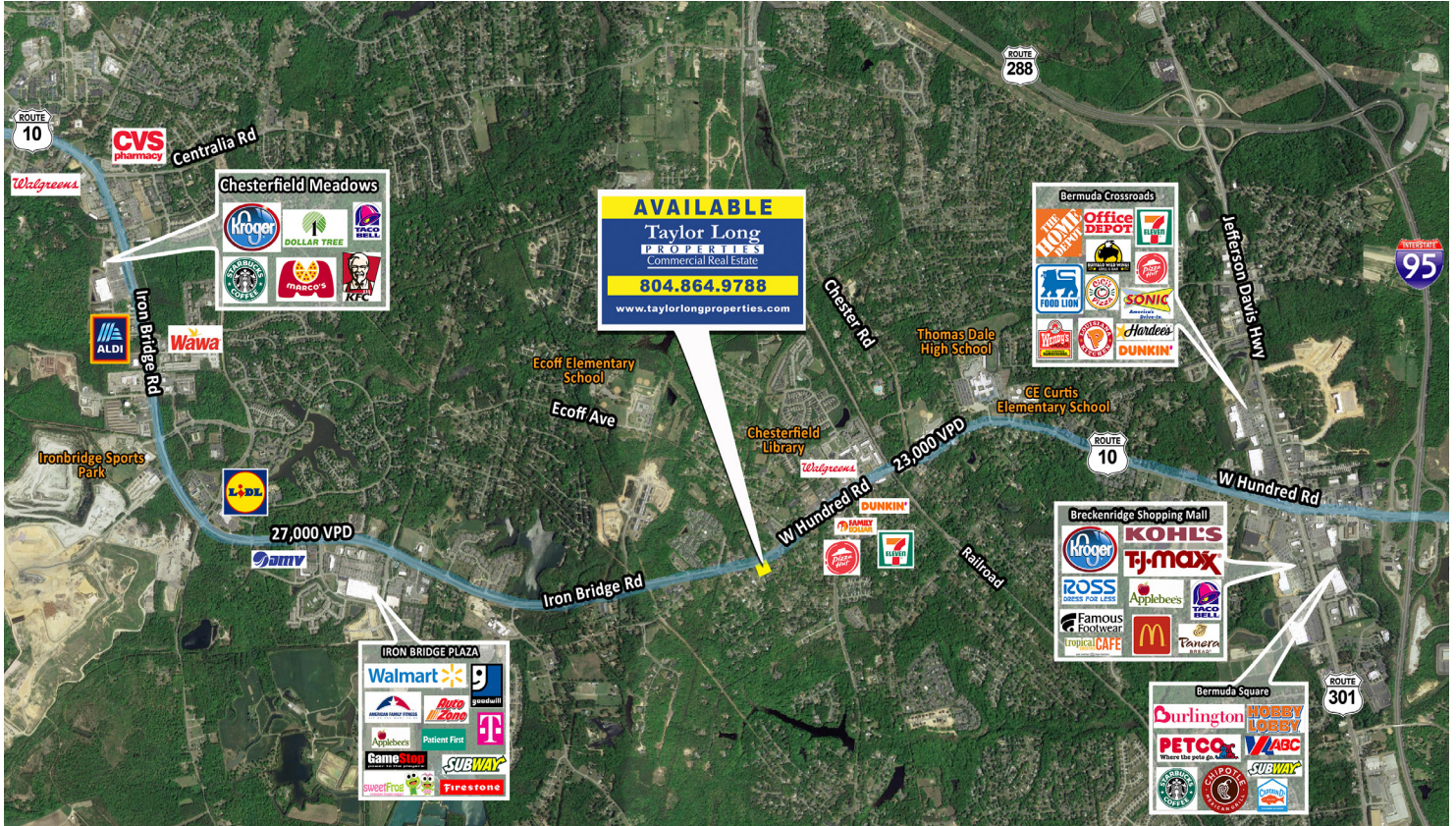
PARCEL

Chesterfield County, Virginia





AERIAL





AERIAL / MAP

