

MADISON IRONBRIDGE

Next[®]
REALTY
MID-ATLANTIC



**FOR SALE
OR GROUND
LEASE**

**1.6 ACRES
(FLEXIBLE ACREAGE
AVAILABLE)**

Iron Bridge Road &
Ironbridge Parkway
Chester, VA

**JOIN NATIONAL
TENANTS:**

Walmart

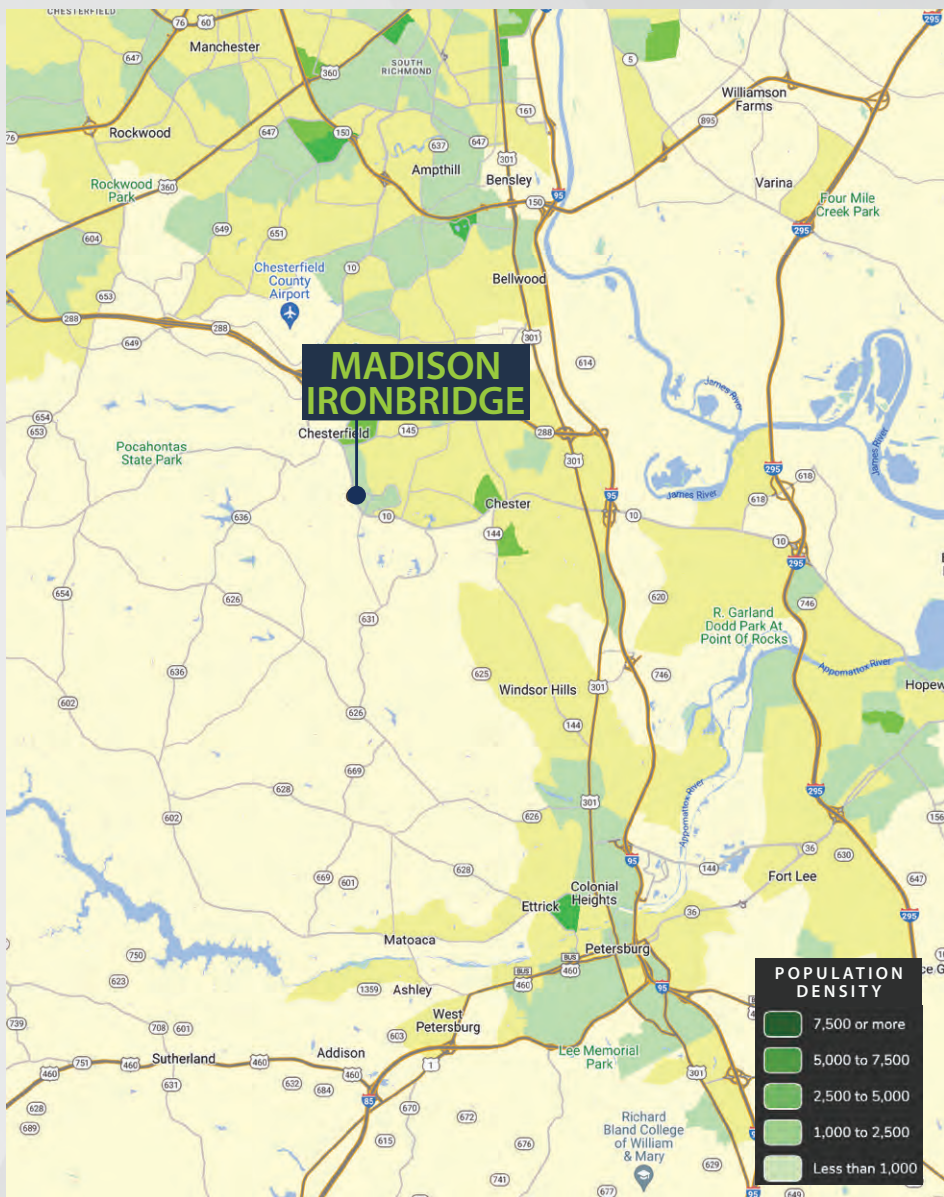


Wawa

**INTERESTED IN MORE INFORMATION?
CONTACT:**

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

<< DEMOGRAPHICS >>>



	1 MILE	3 MILE	5 MILE
POPULATION			
	4,234	31,488	75,568
HOUSEHOLDS			
	1,842	12,497	28,804
MEDIAN HH INCOME			
	\$85,896	\$99,907	\$99,600

2025 TRAFFIC COUNTS

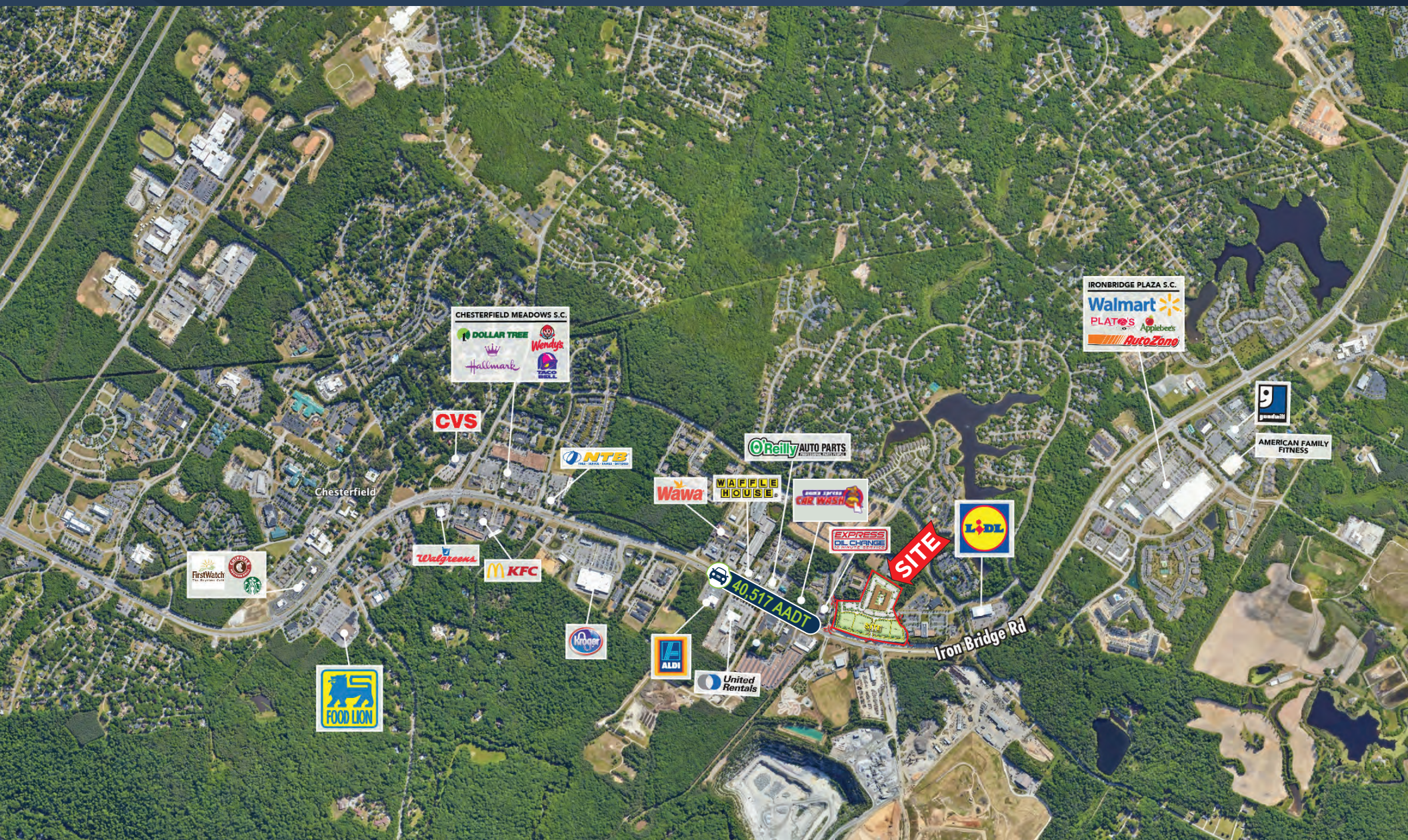
IRON BRIDGE ROAD.....40,517 AADT

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<<< THE TRADE AREA >>>



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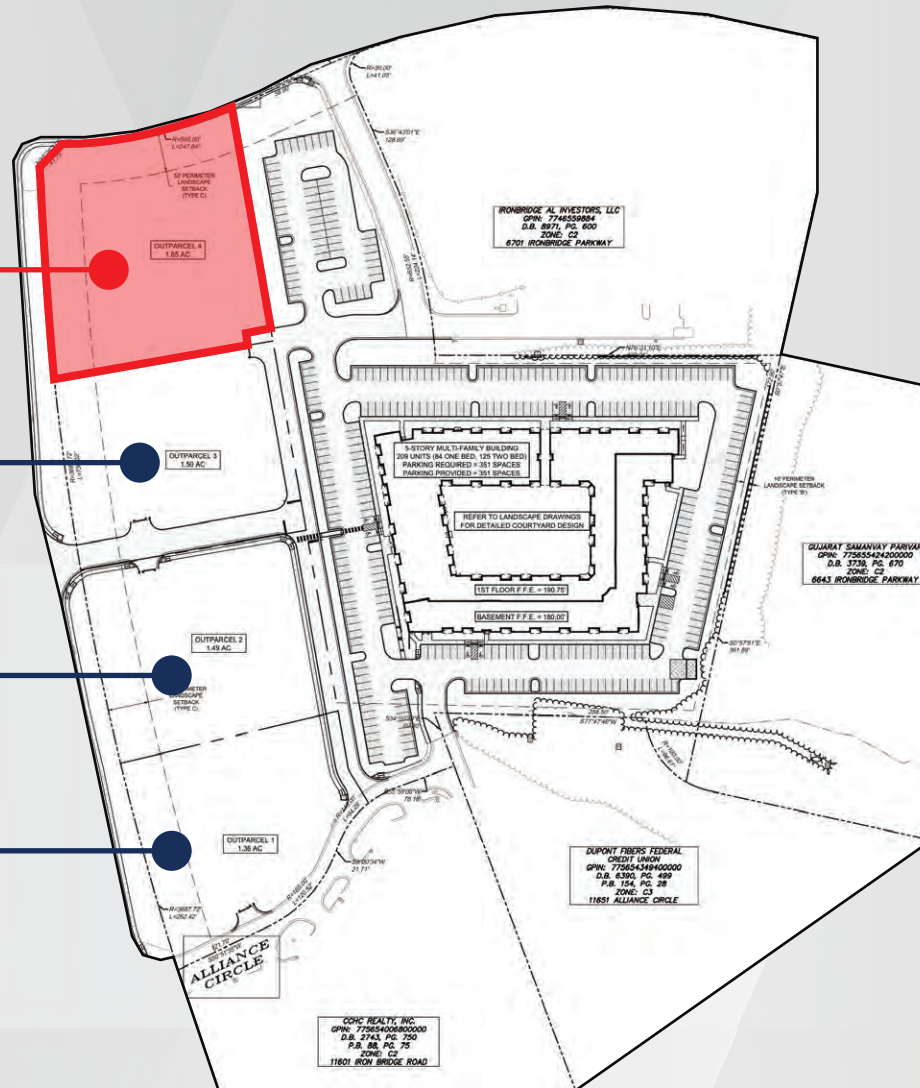
<< SITE PLAN >>

**OUTPARCEL 4
1.65 ACRES**

SIGNED LEASE

SIGNED LEASE

SIGNED LEASE



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