



COURTHOUSE COMMONS

7000 - 7071 COMMONS PLAZA | CHESTERFIELD, VA 23832

FEATURES

* Detailed demographics upon request

- **±1.20 Acre pad site for sale, build-to-suit (Zoned C-3).**
- **1,600 SF and 3,000 SF Retail Spaces Available.**
- 84,094 SF shopping center anchored by **Food Lion**.
- Area retailers include *Kroger Marketplace, Aldi, Lidl, Starbucks, and Jersey Mike's.*
- Located in the heart of the largest residential growth in Chesterfield County, with a strong daytime population.
- Close proximity to Route 288, Chesterfield County Courthouse Complex and Police Department.

SPACE TYPE	Retail for Lease, Pad Site For Sale
AVAILABLE SPACE	1,600 SF, 3,000 SF and ±1.20 Acres
ASKING PRICE	Retail: \$22.00 PSF & NNN Pad Site: \$675,000

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	3,717	25,036	76,668
Avg HH Income	\$71,350	\$97,391	\$90,704
Daytime Employment	8,156	13,457	28,525
Traffic Count	45,000 VPD on Iron Bridge Road		



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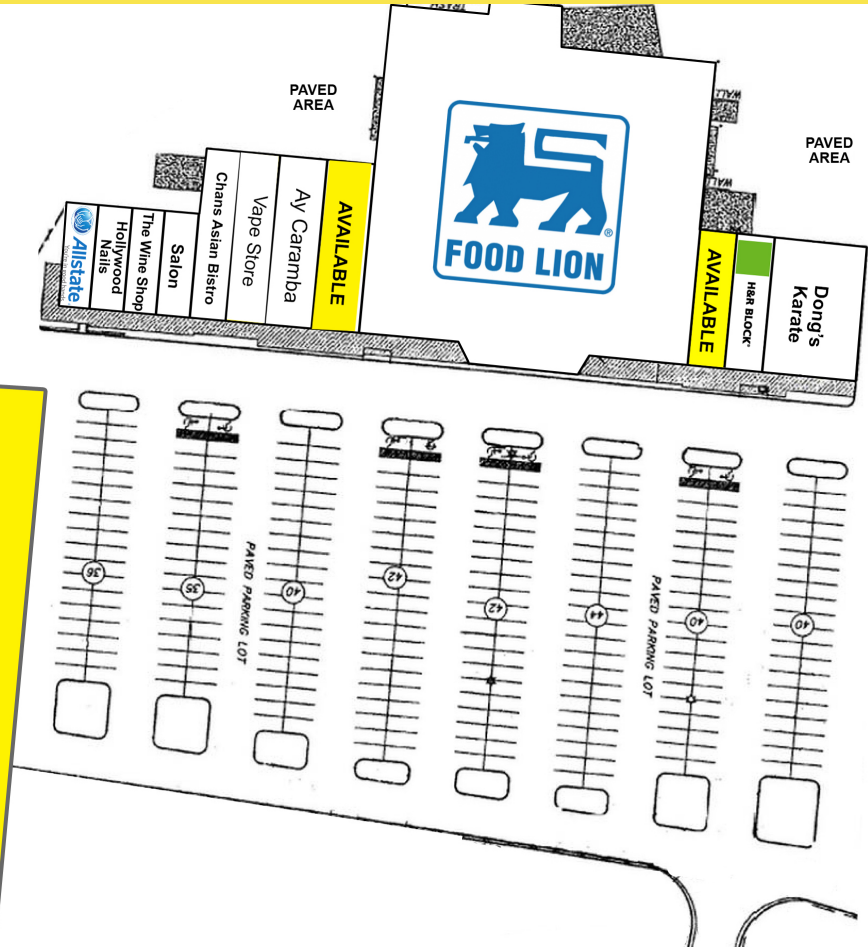
Taylor Long
PROPERTIES
 Commercial Real Estate



SITE PLAN

RETAIL INFORMATION

Space #	Status	SF
1	Allstate	1,200 SF
2	Hollywood Nails	1,200 SF
3	SET Nails	1,200 SF
4	Shear Design Hair Salon	1,200 SF
5	Chans Asian Bistro	2,145 SF
6	Vape Store	1,855 SF
7	Ay Caramba	3,000 SF
8	AVAILABLE	3,000 SF
9	AVAILABLE	1,600 SF
10	H & R Block	1,600 SF
11-12	Dong's Karate	4,800 SF
Outparcel AVAILABLE		1.2 Acres



**BUILD TO SUIT
+/- 1.2 ACRES
FOR SALE**



AERIAL

