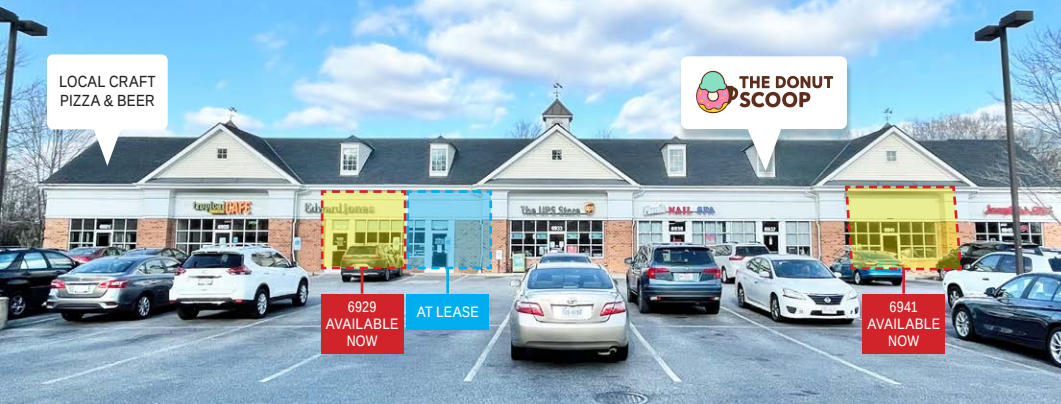


FOR LEASE



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, with a VCU Health medical office under construction to the West. Three in-line spaces are available for lease, co-tenanted with national brands Jersey Mike's, The UPS Store, Tropical Smoothie Cafe, and The Donut Scoop.

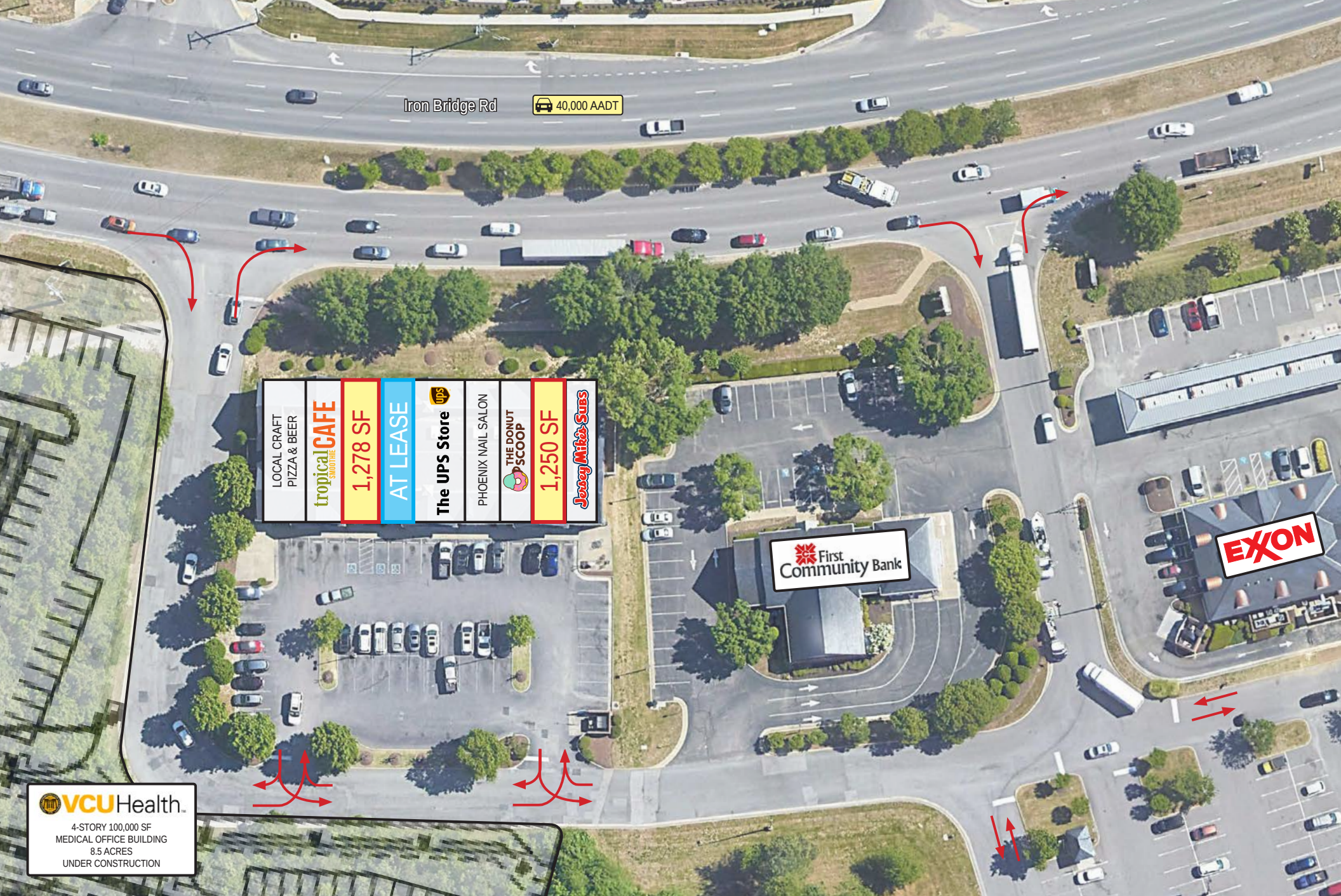
Quick Facts

Availability	Immediate
Size	1,250 - 2,556 square feet
Parking	52 spaces
Rental Rate	TBD
Net Charges	\$8.19 per square foot, NNN
Co-Tenants	   

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	3,315	29,719	84,344
 HOUSEHOLDS	1,228	11,032	31,295
 AVG. HH INCOME	\$94,941	\$123,810	\$112,002
 DAYTIME POPULATION	11,092	33,351	78,393
 TRAFFIC COUNT	40,000 AADT (Iron Bridge Road)	16,000 AADT (Beach Road)	

Space	Size
Local Craft Pizza & Beer	1,500 SF
Tropical Smoothie Cafe	1,570 SF
6292 Available	1,278 SF
6931 At Lease	1,278 SF
The UPS Store	1,406 SF
Phoenix Nail Salon	1,251 SF
The Donut Scoop	1,253 SF
6941 Available	1,250 SF
Jersey Mike's	1,549 SF
TOTAL: 12,335 SF	





Iron Bridge Rd

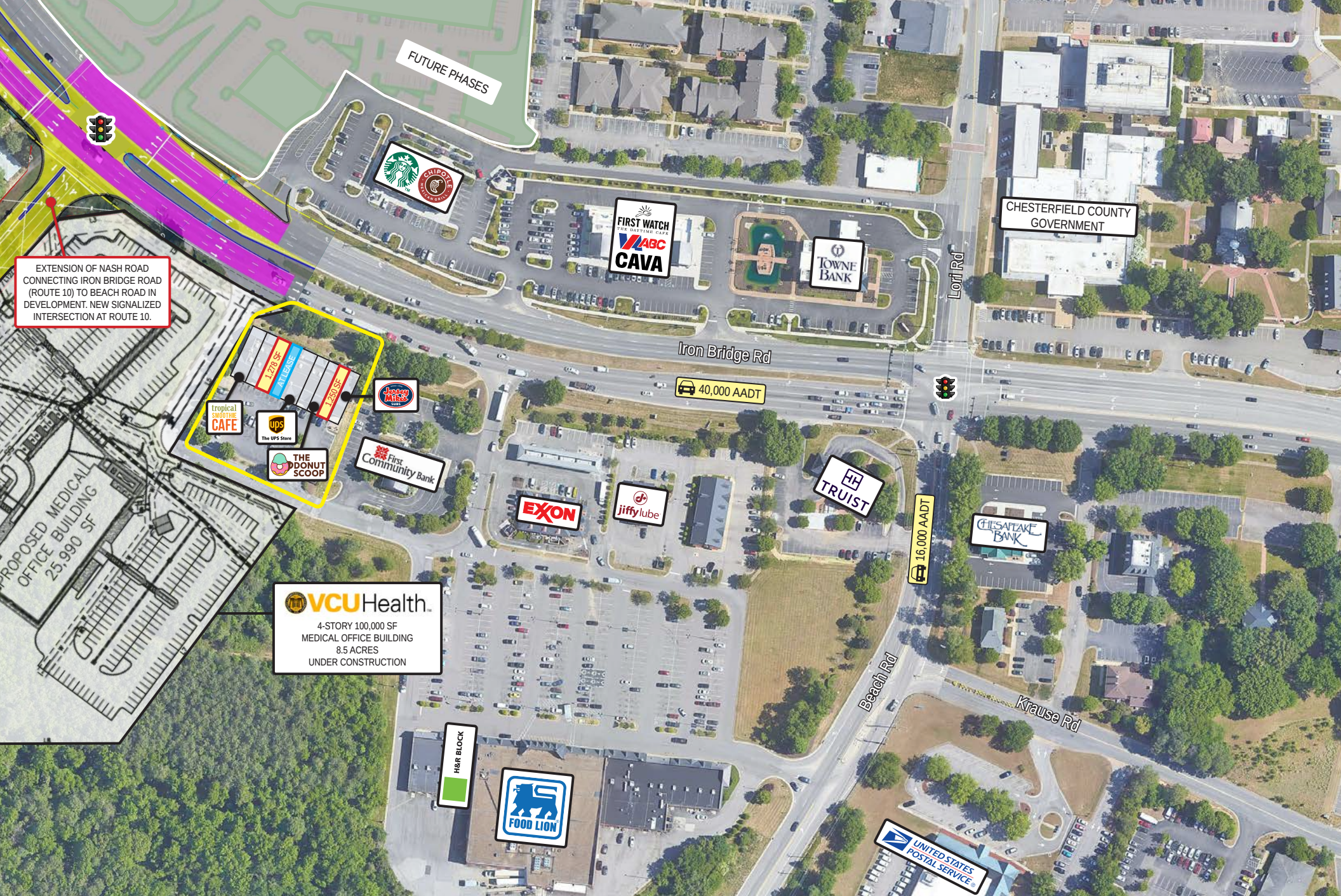
40,000 AADT

LOCAL CRAFT PIZZA & BEER	tropical CAFE SMOOTHIE	1,278 SF	AT LEASE	The UPS Store	PHOENIX NAIL SALON	THE DONUT SCOOP	1,250 SF	Jersey Mike's Subs
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First
Community Bank

EXXON

VCU Health
4-STORY 100,000 SF
MEDICAL OFFICE BUILDING
8.5 ACRES
UNDER CONSTRUCTION



VCU Health holds ground-breaking for \$90M Chesterfield Pavilion

May 21, 2025 - Richmond Bizsense



VCU Health has taken a ceremonial step forward in construction of an eight-figure project intended to further extend its reach in Chesterfield.

The health system held a ground-breaking event Monday for its upcoming four-story, 100,000-square-foot medical facility near the intersection of Iron Bridge and Beach roads.

The \$89.9 million outpatient surgical center and medical office building, which is being called the Chesterfield Pavilion, is anticipated to start construction in the fall.

With the bulk of its footprint largely concentrated in downtown Richmond, the new project stands to bring a fuller range of treatments and services closer to patients in Chesterfield and surrounding areas, Dr. Marlon Levy, the health system's CEO, said in his remarks during the event.

"Downtown Richmond is fantastic and full of resources. But, as I tell the team, there are patients who either can't or won't come to downtown Richmond for their care. And it's just as critical for us as a health system to be able to project ourselves, our strength and our knowledge and the care that we deliver to patients where they live," Levy said.

Chesterfield Pavilion is planned to feature four operating rooms and 45 exam rooms. The center is expected to offer specialty care in gynecology, oncology and urology, as well as plastic and reconstructive surgery. VCU Health plans to also offer mammography and infusion therapy among other services. There will be clinical space for the VCU Massey Comprehensive Cancer Center.

The new building will add to other VCU Health facilities south of the James River,

including a therapy center in North Chesterfield, an orthopedics center in Chester and a medical clinic in the Chesterfield Meadows shopping center, which is near the Chesterfield Pavilion site.

Sheldon Barr, president of VCU Health Community Memorial Hospital in South Hill, said the Chesterfield Pavilion is envisioned as a one-stop shop for medical care, where people can get screenings and tests and also get follow-up care in the building.

"Imagine a person that comes in for a routine mammogram. During that screening, something concerning is realized. Instead of having to wait weeks or traveling miles for follow-up care, that person can seamlessly move through to the next step, whether that means further imaging, a biopsy or even surgery," she said during the event.

Chesterfield Supervisor Jim Holland, Del. Mike Cherry and VCU President Michael Rao also shared remarks at the ceremony.

The project is slated to rise on an undeveloped 8.5-acre site at 7000 Commons Plaza, which is next to the Food Lion-anchored Courthouse Commons West shopping center and near the Chesterfield courthouse.

Project plans filed with Chesterfield in March show vehicle access to the facility by way of an access point on the under-construction Nash Road extension, as well as from Iron Bridge via the existing Commons Square roadway.

The health system intends to occupy most of the four-story building, but plans to lease one of the building's floors, VCU Health Vice President of Real Estate Shirley Gibson said.

The facility is currently anticipated to open in 2027. Hourigan was tapped to serve as the project's general contractor. Architecture firm PSH+ is handling the design of the project.

VCU Health spent \$1.5 million to acquire the project site earlier this year. The project comes as an alternative plan to VCU Health's one-time vision to anchor the nearby Courthouse Landing project with an outpatient facility and medical offices.

The health system backed out of Courthouse Landing by mid-2024 because of perceived delays and other issues at the project. VCU Health got state regulatory approval to move the project to its current planned location late last year. Courthouse Landing is now under construction just up the road.

Source: [LINK](#)

