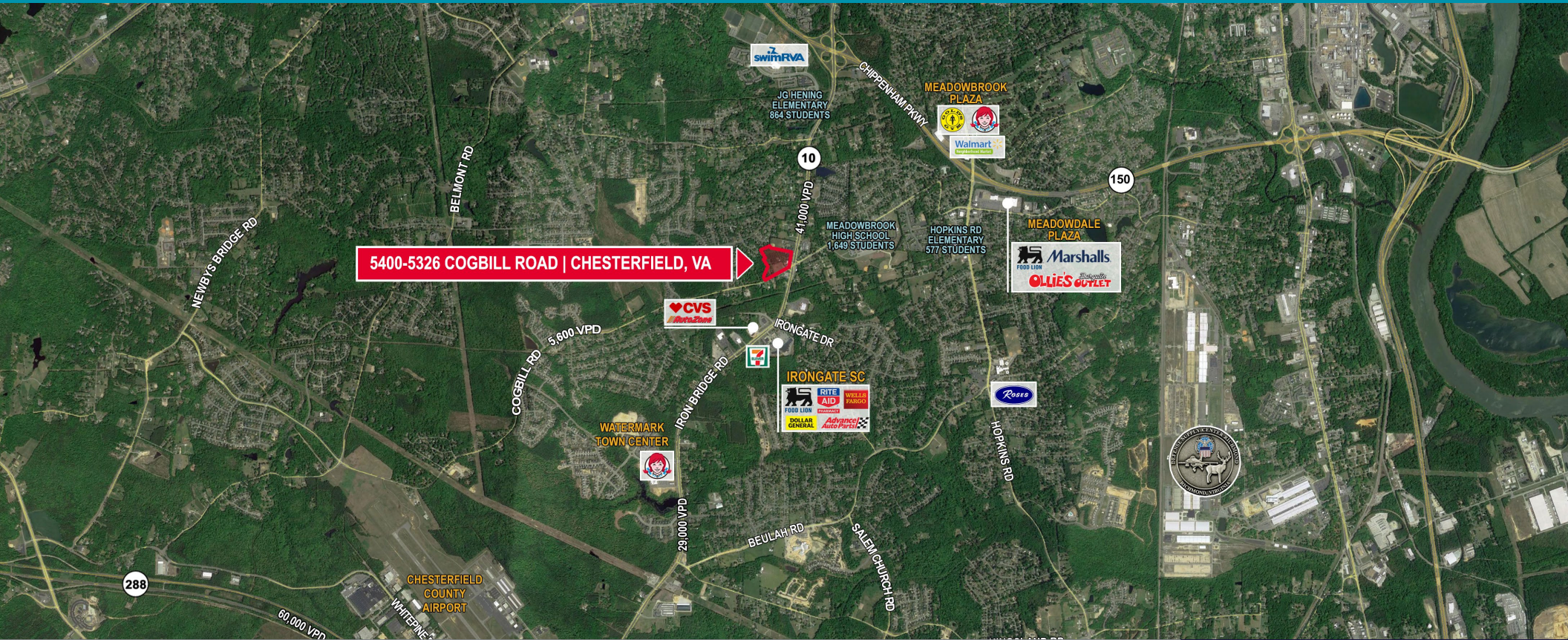


5400-5326 COGBILL ROAD

Chesterfield County, VA 23234

± 6.87 ACRES AVAILABLE | FOR SALE



ALEX WOTRING
Senior Vice President
804 344 7163
alex.wotring@thalhimer.com

Thalhimer Center
11100 West Broad Street
Glen Allen, VA 23060
thalhimer.com



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5400-5326 COGBILL ROAD

Chesterfield County, VA 23234

PROPERTY OVERVIEW

± 6.87 ACRES AVAILABLE | FOR SALE

PROPERTY ADDRESS	
Address	5400-5326 Cogbill Road
City	North Chesterfield
County	Chesterfield
State	Virginia
Zip Code	23234

POPULATION			
	1 Mile	3 Mile	5 Mile
2024 Total Population	7,951	70,110	143,164
2029 Total Population	8,311	72,210	146,553
Annual Rate	0.89%	0.59%	0.47%

HOUSEHOLDS			
	1 Mile	3 Mile	5 Mile
2024 Households	2,901	25,277	52,597
2029 Households	3,070	26,232	54,336

INCOME			
	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$101,371	\$93,127	\$89,452



5.64 & 1.23 ACRES (6.87 TOTAL)
AVAILABLE



± 330' - IRON BRIDGE RD
± 590' - COGBILL RD
FRONTAGE



34,000 VPD - IRON BRIDGE ROAD
TRAFFIC COUNTS



C-2
CURRENT ZONING

5400-5326 COGBILL ROAD

Chesterfield County, VA 23234

PROPERTY LOCATION

± 6.87 ACRES AVAILABLE | FOR SALE



5400-5326 COGBILL ROAD

Chesterfield County, VA 23234

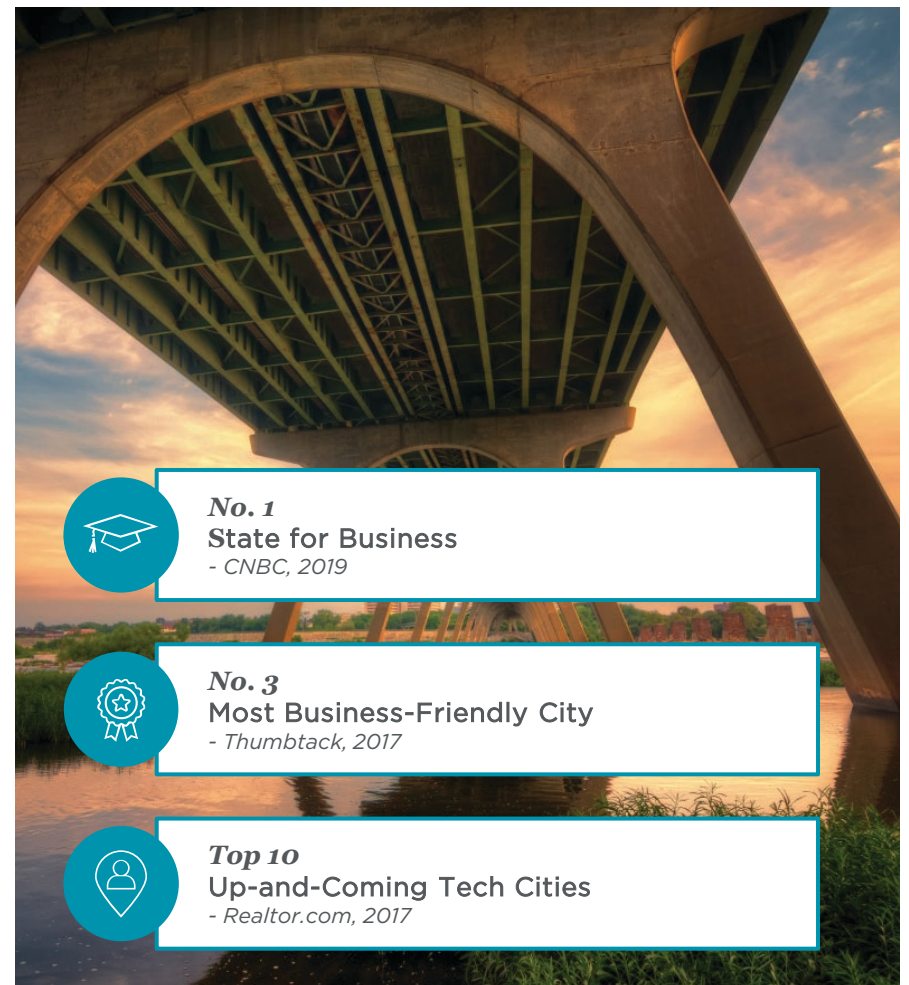
LOCATION OVERVIEW

± 6.87 ACRES AVAILABLE | FOR SALE

Roanoke, Virginia

Chesterfield makes up the southwestern portion of the greater Richmond Metropolitan Statistical Area (MSA). Located in the center of Virginia and situate along the James River, the MSA is home to over 1.3 million residents, making it the 44th largest MSA in the United States by population. Propelling its population growth, both small and large companies have selected Richmond to be their home. The MSA is home to 10 Fortune 1000 companies and seven are headquartered in Richmond. Private sector companies in diverse industries, such as banking, insurance, biotechnology, manufacturing, and transportation, consistently choose Richmond to either locate or expand operations. Richmond houses some of Virginia's most renowned institutions of higher education, as well as extensive state and local government centers. The concentration of education and government employment provides stability to the region's diverse economy. The highly educated workforce, low cost of living, and overall high-quality of life creates a thriving and dynamic region.

Richmond is home to five four-year colleges and universities, as well as numerous vocational and professional programs responsible for granting over 13,000 degrees per year. The diverse programs offered by each university adds to the area's burgeoning workforce. As the largest University in the state, Virginia Commonwealth University is home to over 32,000 students and boasts 26 graduate and professional programs that have been ranked among the best in their disciplines. The university's Medical College of Virginia campus is on of the nation's leading academic medical centers.



No. 1
State for Business
- CNBC, 2019



No. 3
Most Business-Friendly City
- Thumbtack, 2017



Top 10
Up-and-Coming Tech Cities
- Realtor.com, 2017

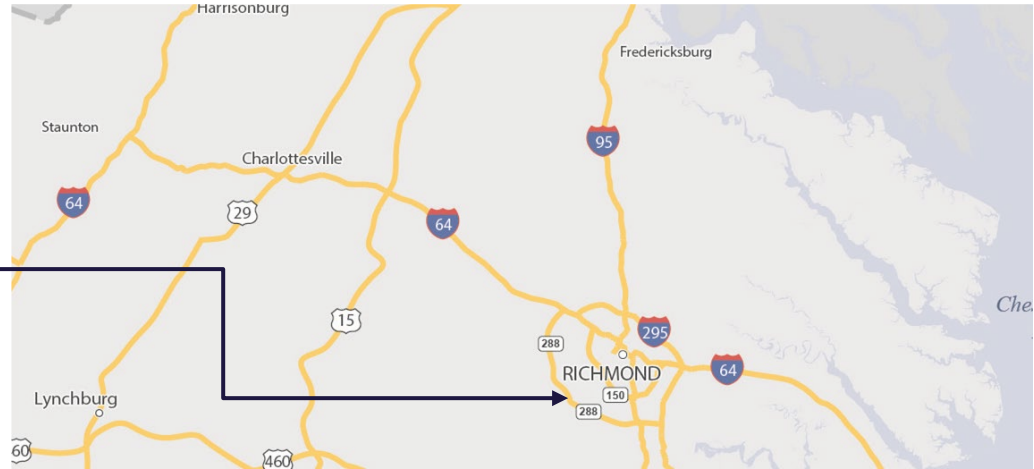
5400-5326 COGBILL ROAD

Chesterfield County, VA 23234

LOCATION OVERVIEW ± 6.87 ACRES AVAILABLE | FOR SALE

CHESTERFIELD

The Richmond Appeal
Richmond's rich history, park systems, and award-winning brewery scene attracts visitors from all over the United States.



Top 20
Best Places in America to Start a Business
- CNBC, 2017



No. 10
Cities That Must be Seen in 2018
- Expedia, 2018



No. 6
The Best River Parks in the U.S.
- REI