

# WATERMARK

Iron Bridge Rd & Kingsland Glen Drive | Chesterfield County, VA

PAD SITES FOR SALE | BUILD TO SUIT GROUND LEASE OPPORTUNITIES



**NICKI JASSY**

Senior Vice President

804 697 3433

[nicki.jassy@thalhimer.com](mailto:nicki.jassy@thalhimer.com)

**PETE WALDBAUER**

First Vice President

804 697 3564

[pete.waldbauer@thalhimer.com](mailto:pete.waldbauer@thalhimer.com)

Thalhimer Center  
11100 West Broad Street  
Glen Allen, VA 23060  
[thalhimer.com](http://thalhimer.com)



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# WATERMARK

Iron Bridge Rd & Kingsland Glen Drive | Chesterfield County, VA

## PROPERTY OVERVIEW



- PAD SITES AVAILABLE (0.65 - 7.0 ACRES)
- Rough graded with infrastructure complete
- Frontage on Iron Bridge Road
- Signalized hard corner
- Pylon signage available
- Excellent visibility & access
- Can subdivide or combine outparcels
- 29,000 VPD - Iron Bridge Road

### Demographics - Miles

	3 Mile	5 Miles	7 Miles
Population	34,889	78,531	126,505
Avg. HH Income	\$187,354	\$172,673	\$158,657
Daytime Population	23,393	56,678	94,548

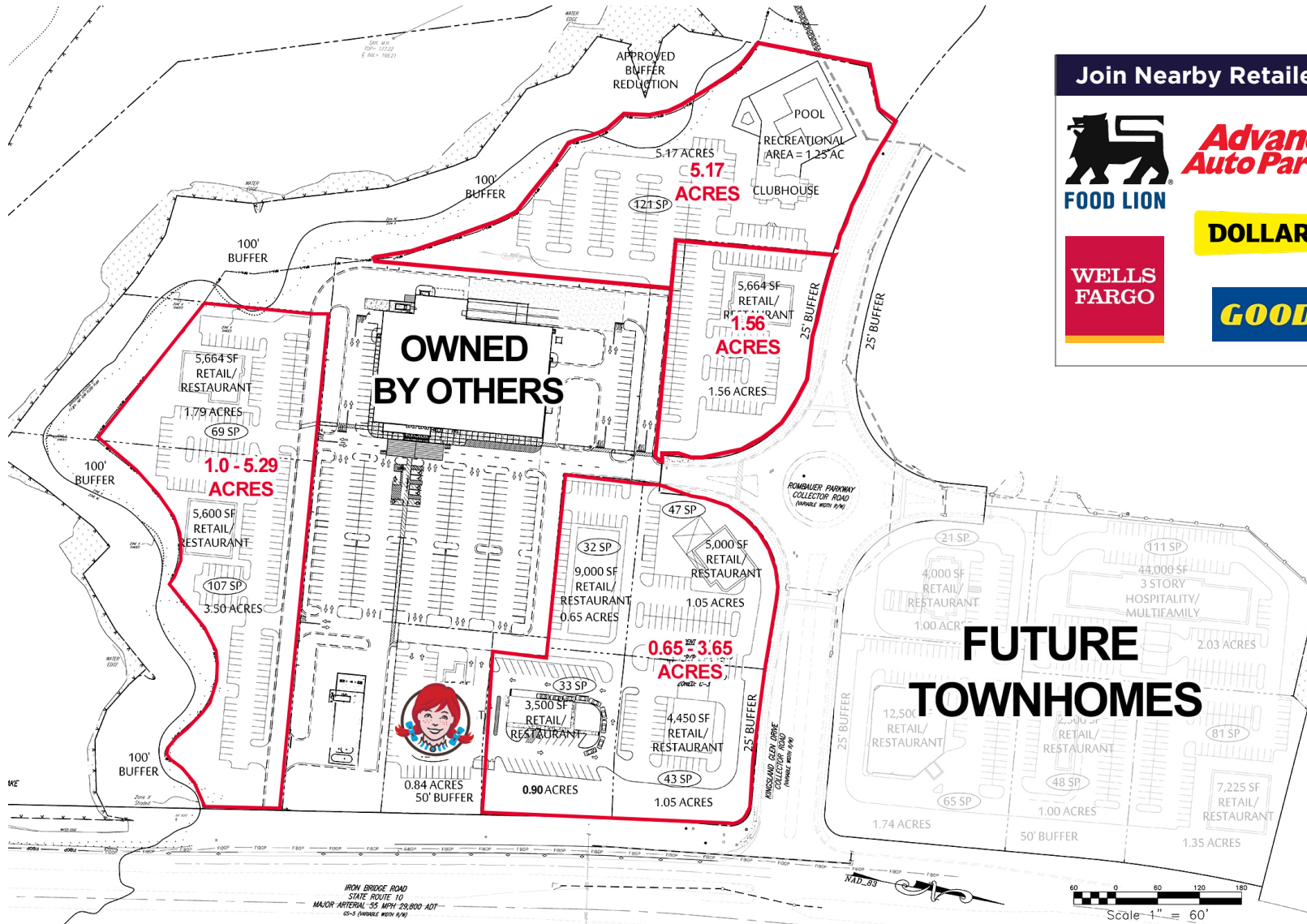
### Demographics - Drive Time

	3 Min	5 Min	7 Min
Population	2,038	11,136	23,102
Avg. HH Income	\$218,213	\$215,040	\$203,787
Daytime Population	1,244	7,098	14,860

# WATERMARK

Iron Bridge Rd & Kingsland Glen Drive | Chesterfield County, VA

## CONCEPTUAL PLAN



### Join Nearby Retailers

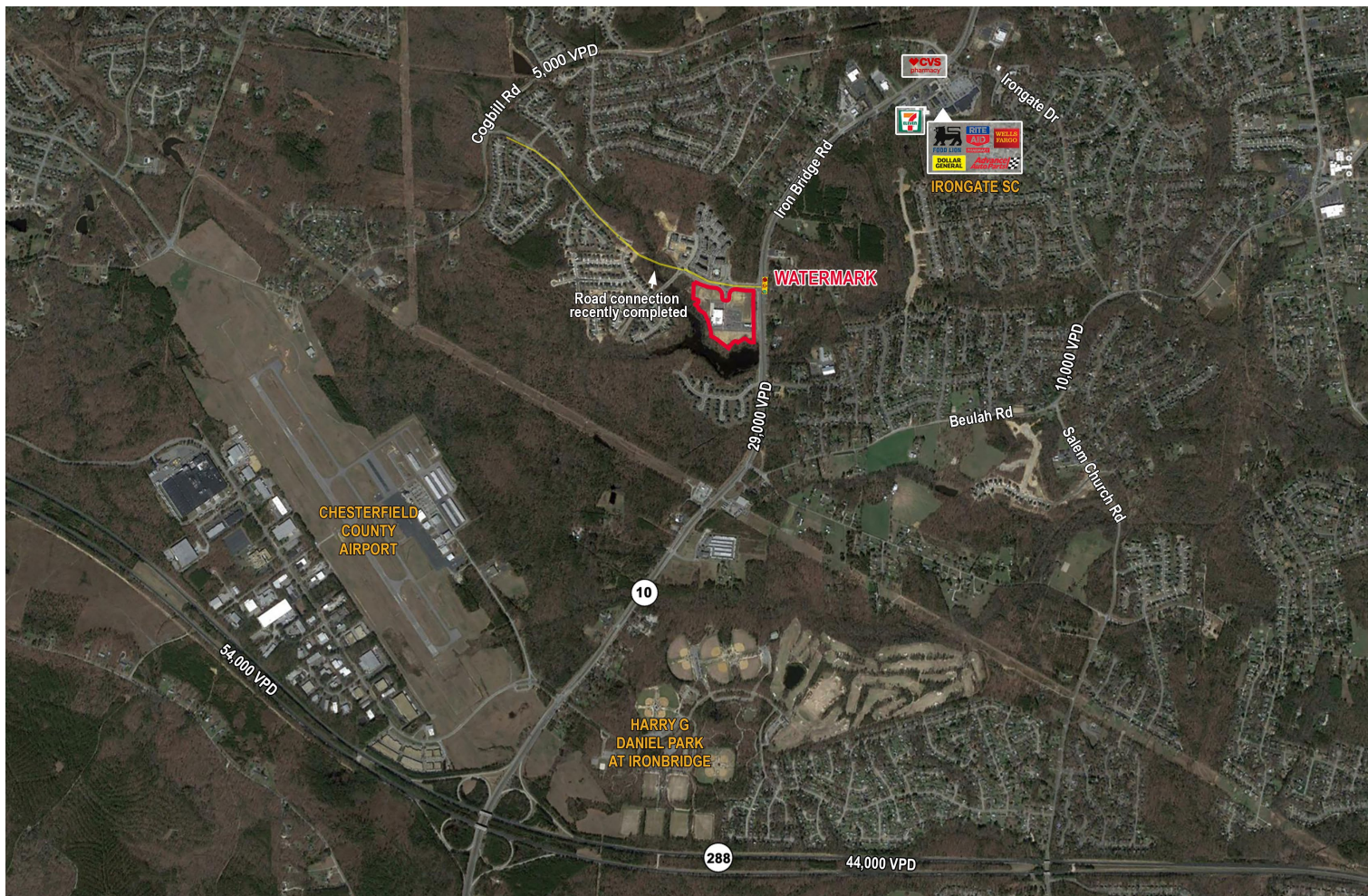


**DOLLAR GENERAL**



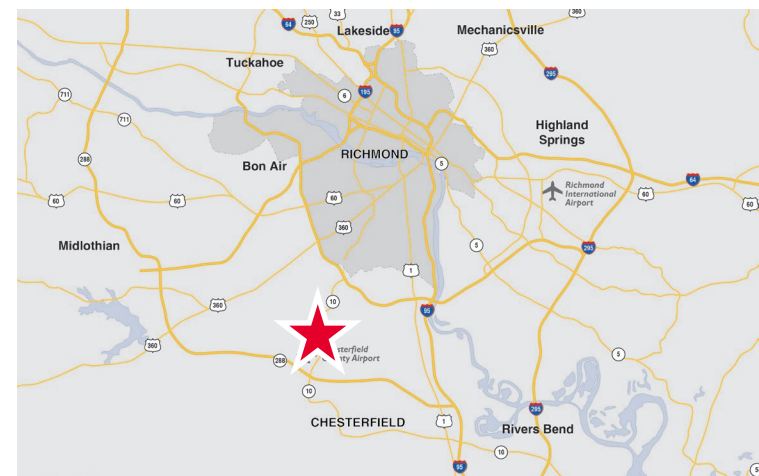
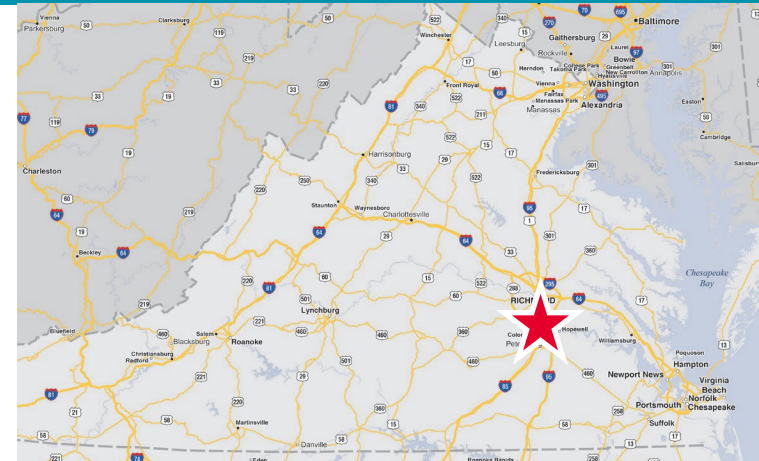
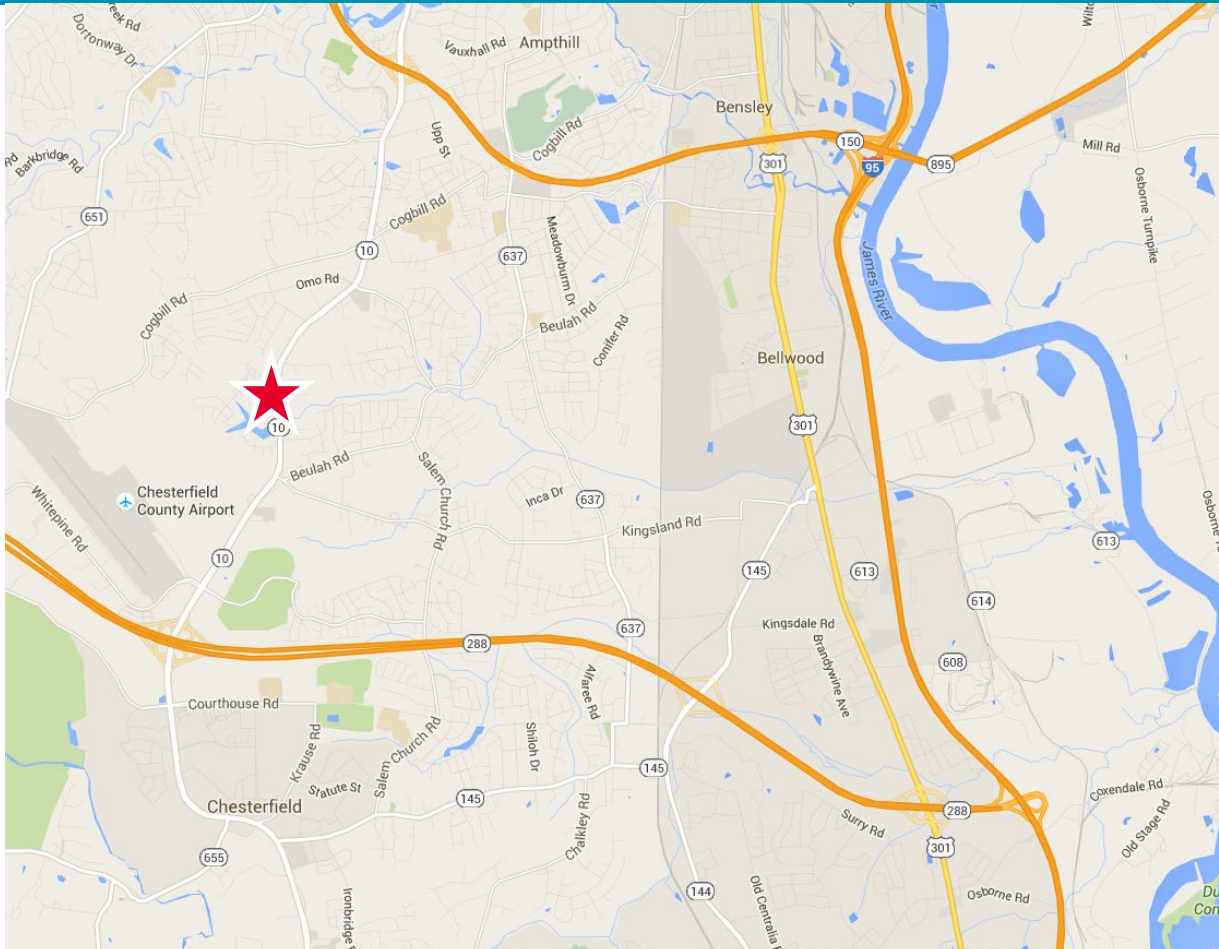
# WATERMARK

Iron Bridge Rd & Kingsland Glen Drive | Chesterfield County, VA



# WATERMARK

Iron Bridge Rd & Kingsland Glen Drive | Chesterfield County, VA



**NICKI JASSY**

Senior Vice President

804 697 3433

[nicki.jassy@thalhimer.com](mailto:nicki.jassy@thalhimer.com)

**PETE WALDBAUER**

First Vice President

804 697 3564

[pete.waldbauer@thalhimer.com](mailto:pete.waldbauer@thalhimer.com)

Thalhimer Center  
11100 West Broad Street  
Glen Allen, VA 23060  
[thalhimer.com](http://thalhimer.com)



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.