



PAD SITES Watermark

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



SALE | BUILD TO SUIT GROUND LEASE OPPORTUNITIES

For more information, contact:

NICKI JASSY
Senior Vice President
804 697 3433
nicki.jassy@thalhimer.com

PETE WALDBAUER
First Vice President
804 697 3564
pete.waldbauer@thalhimer.com

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

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Property Features

- **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			
	3 Mile	5 Miles	7 Miles
Population	52,215	127,230	226,496
Avg. HH Income	\$78,236	\$76,873	\$75,475
Daytime Population	14,198	46,644	91,852

Drive-Time Demographics			
	3 Min	5 Min	7 Min
Population	2,597	15,038	36,940
Avg. HH Income	\$83,956	\$75,502	\$73,427
Daytime Population	779	4,393	14,350

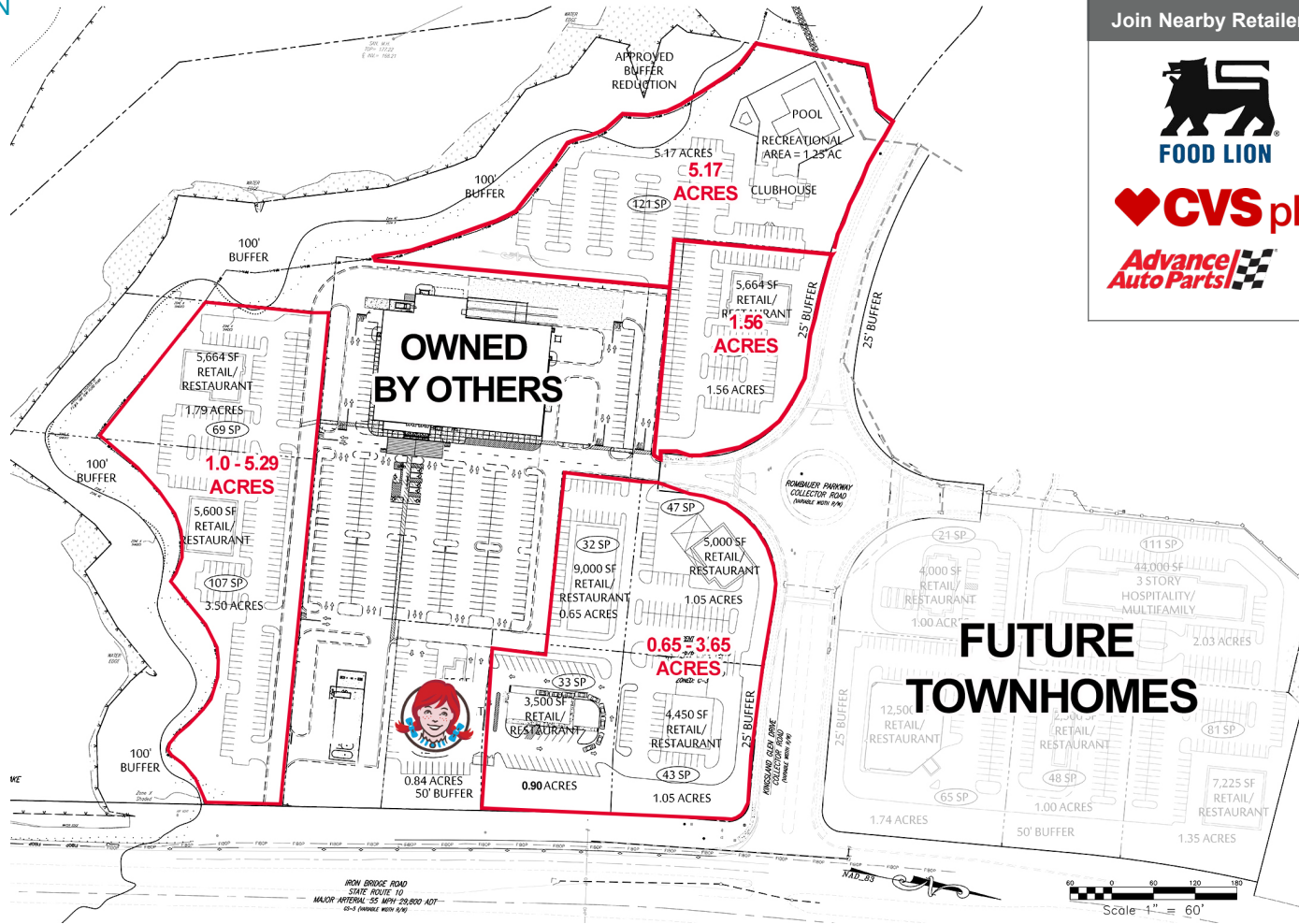
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CONCEPTUAL PLAN



Join Nearby Retailers

FOOD LION

WELLS FARGO

DOLLAR GENERAL

CVS pharmacy

Advance Auto Parts

GOODYEAR

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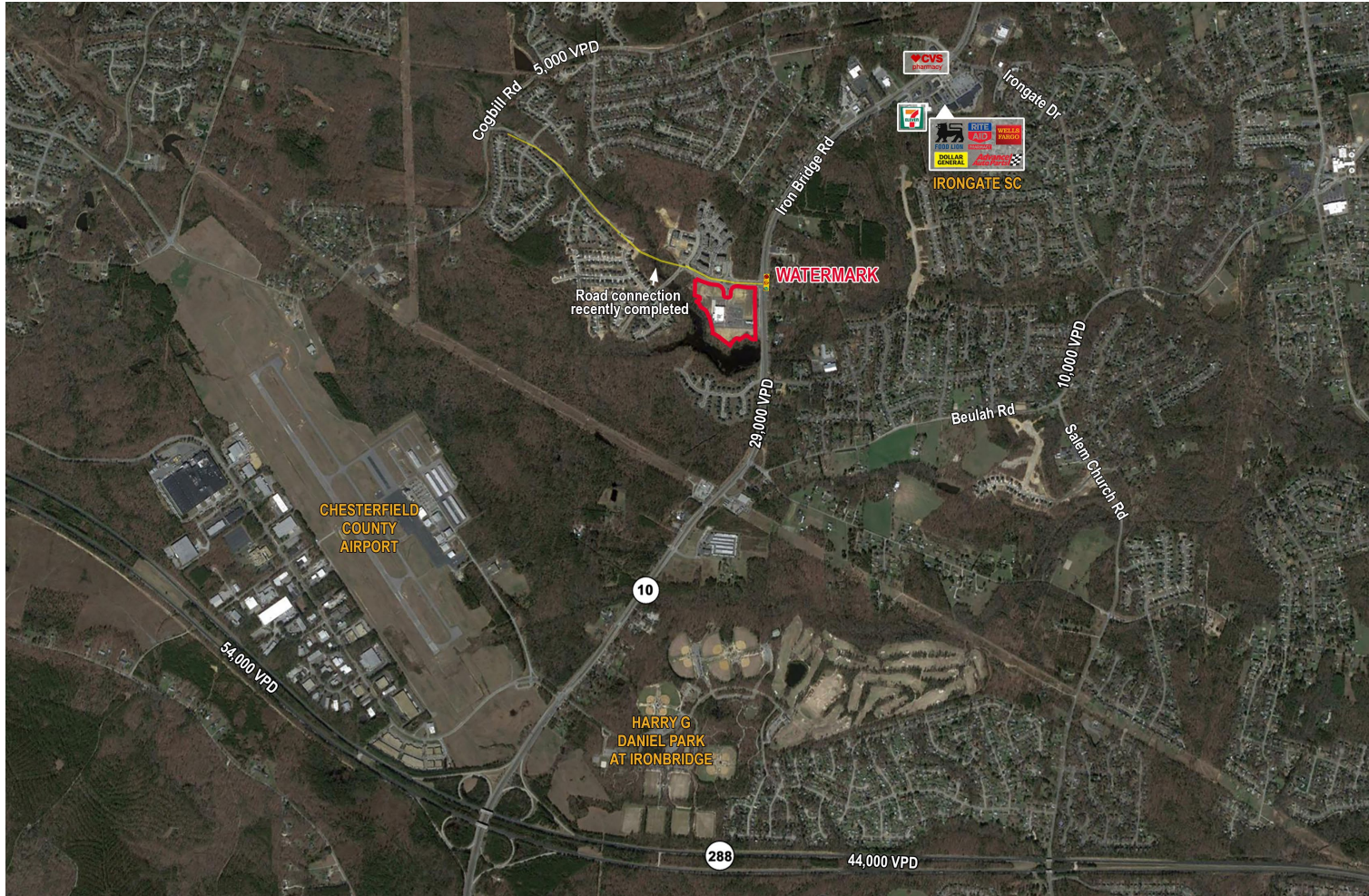
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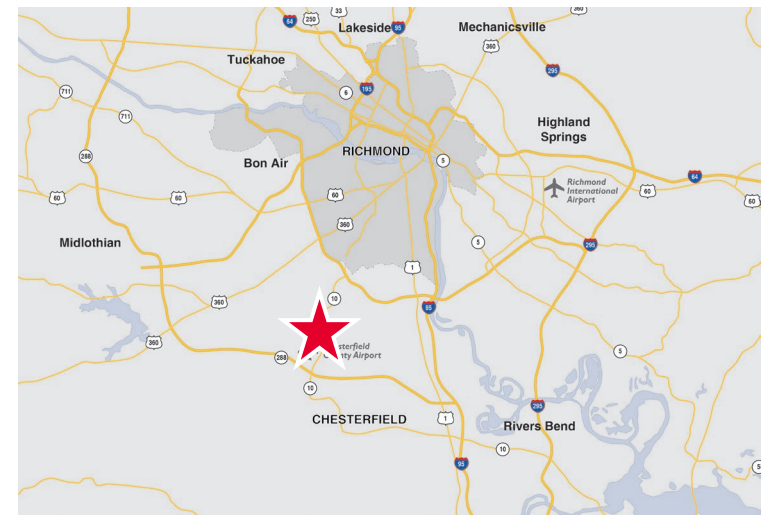
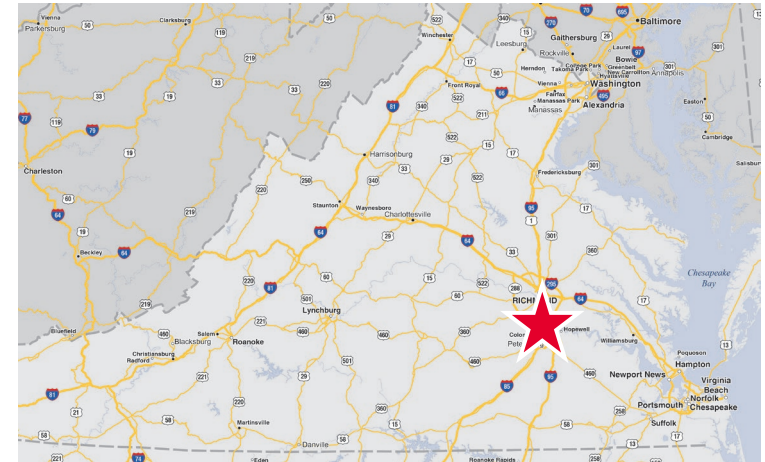
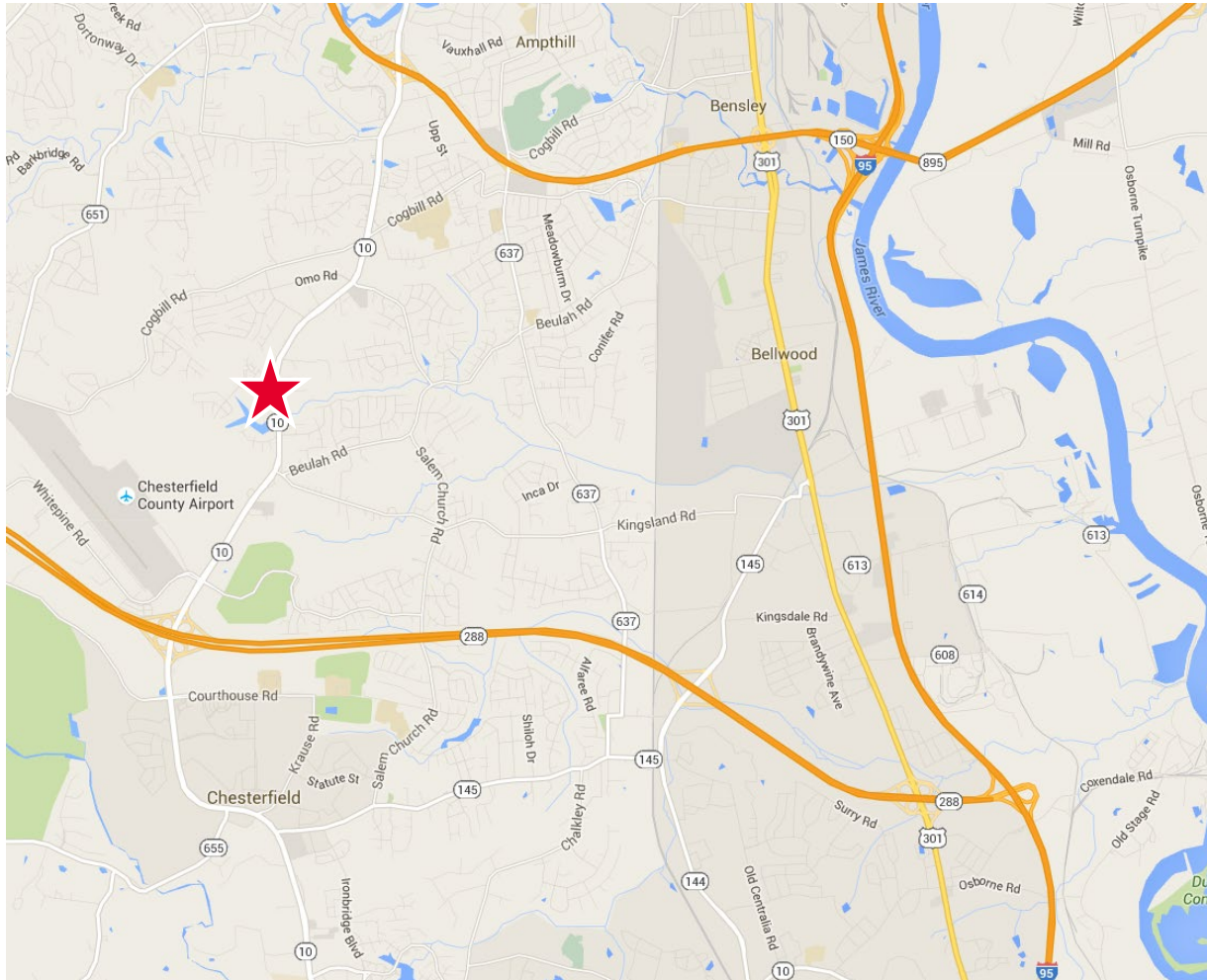
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