



For more information, contact:

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**RETAIL PAD SITES**  
**Watermark**

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



**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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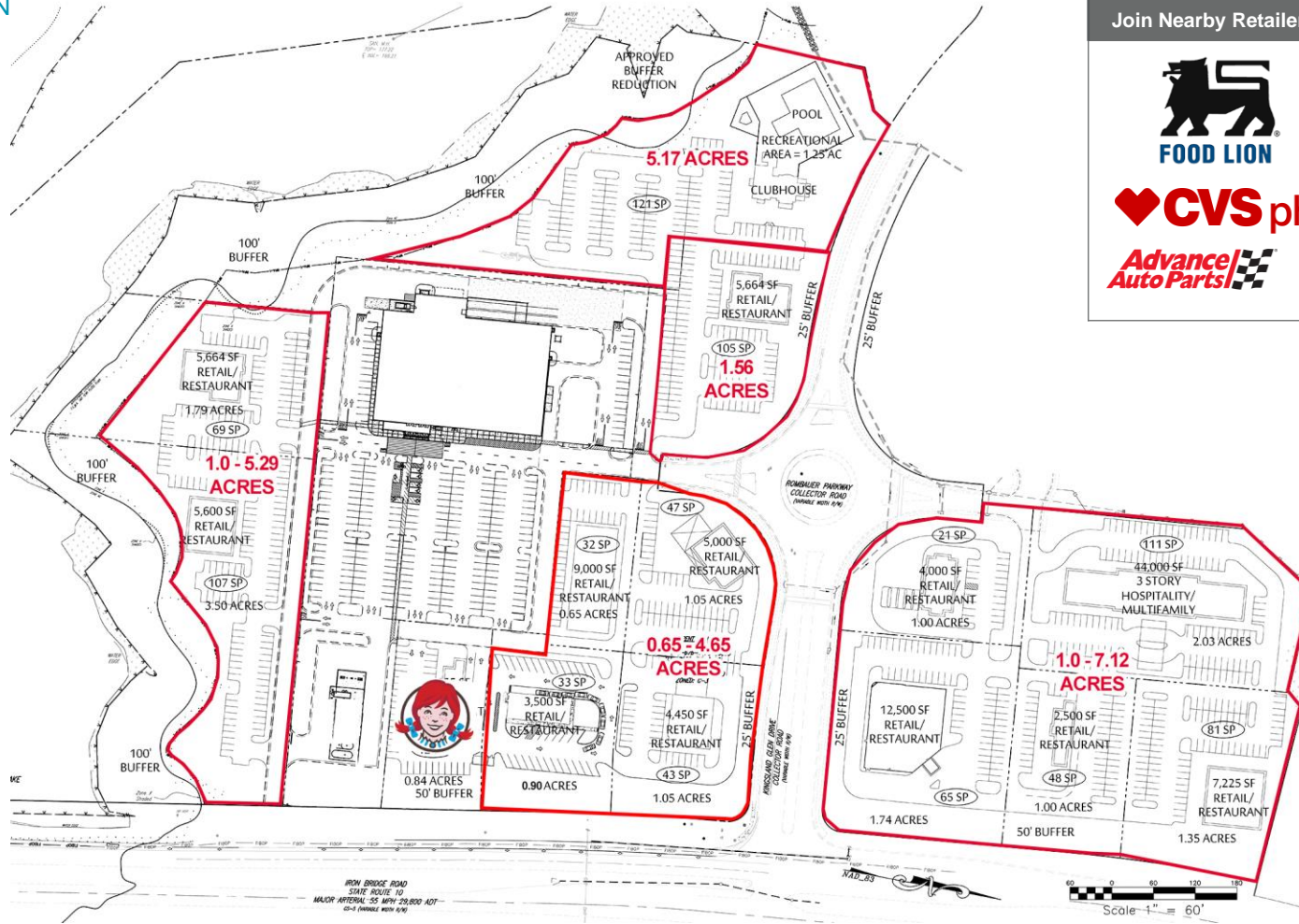
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CONCEPTUAL PLAN



Join Nearby Retailers

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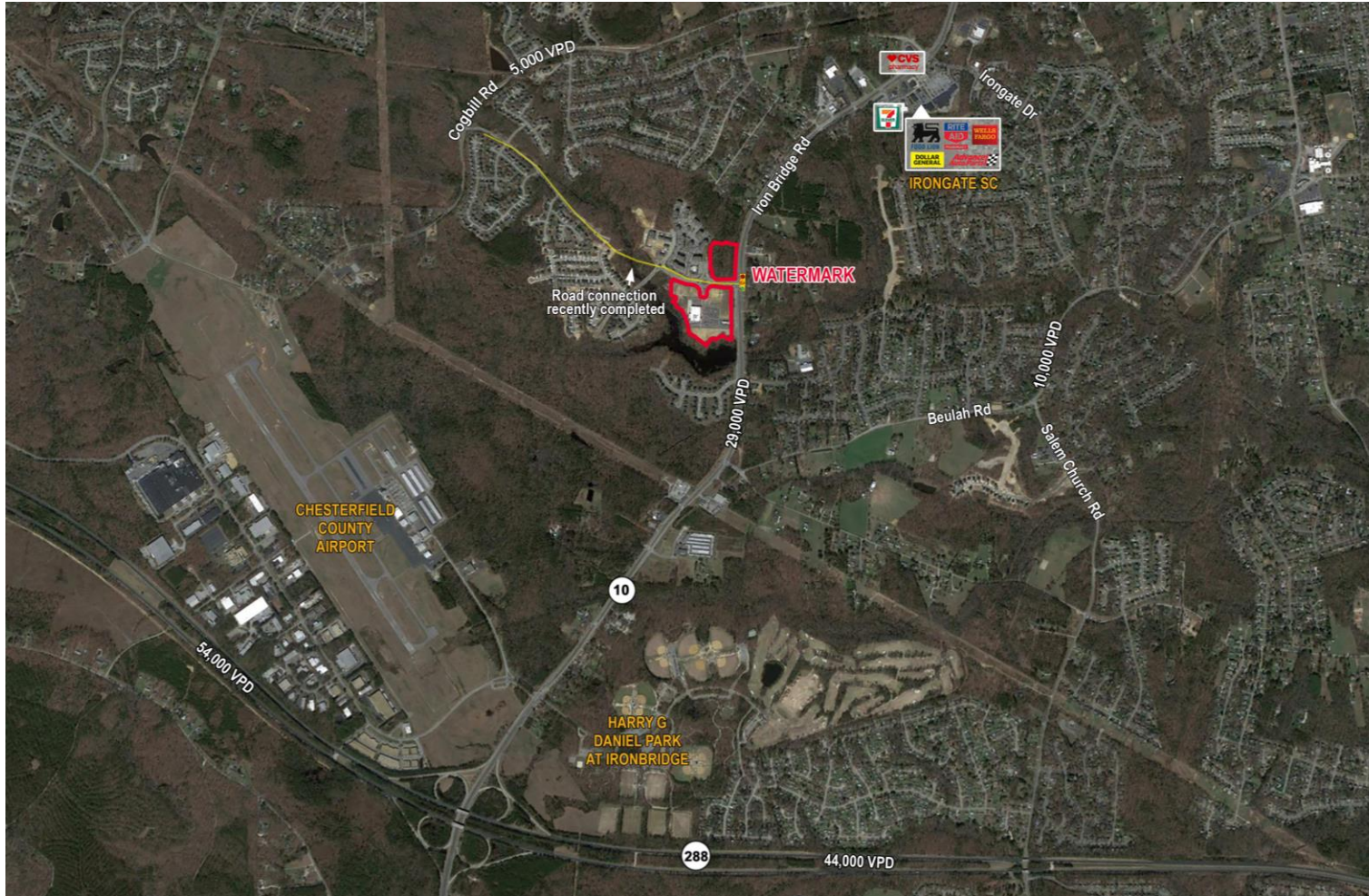
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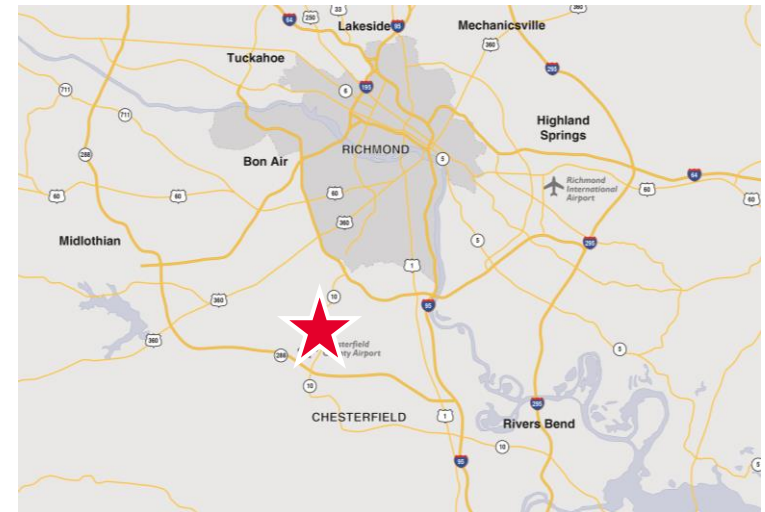
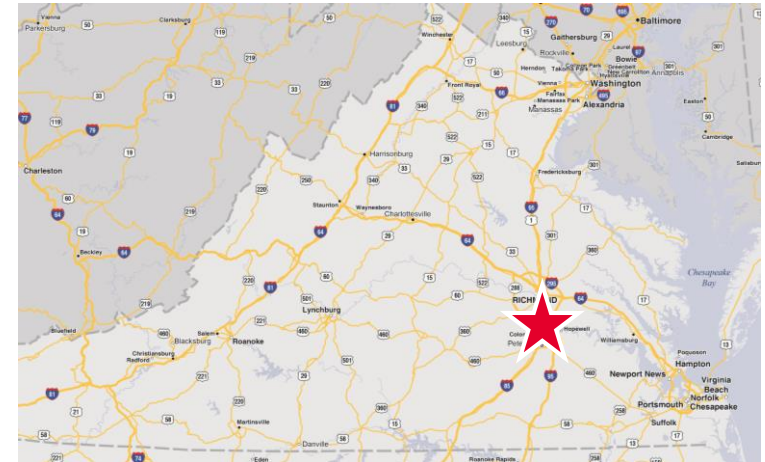
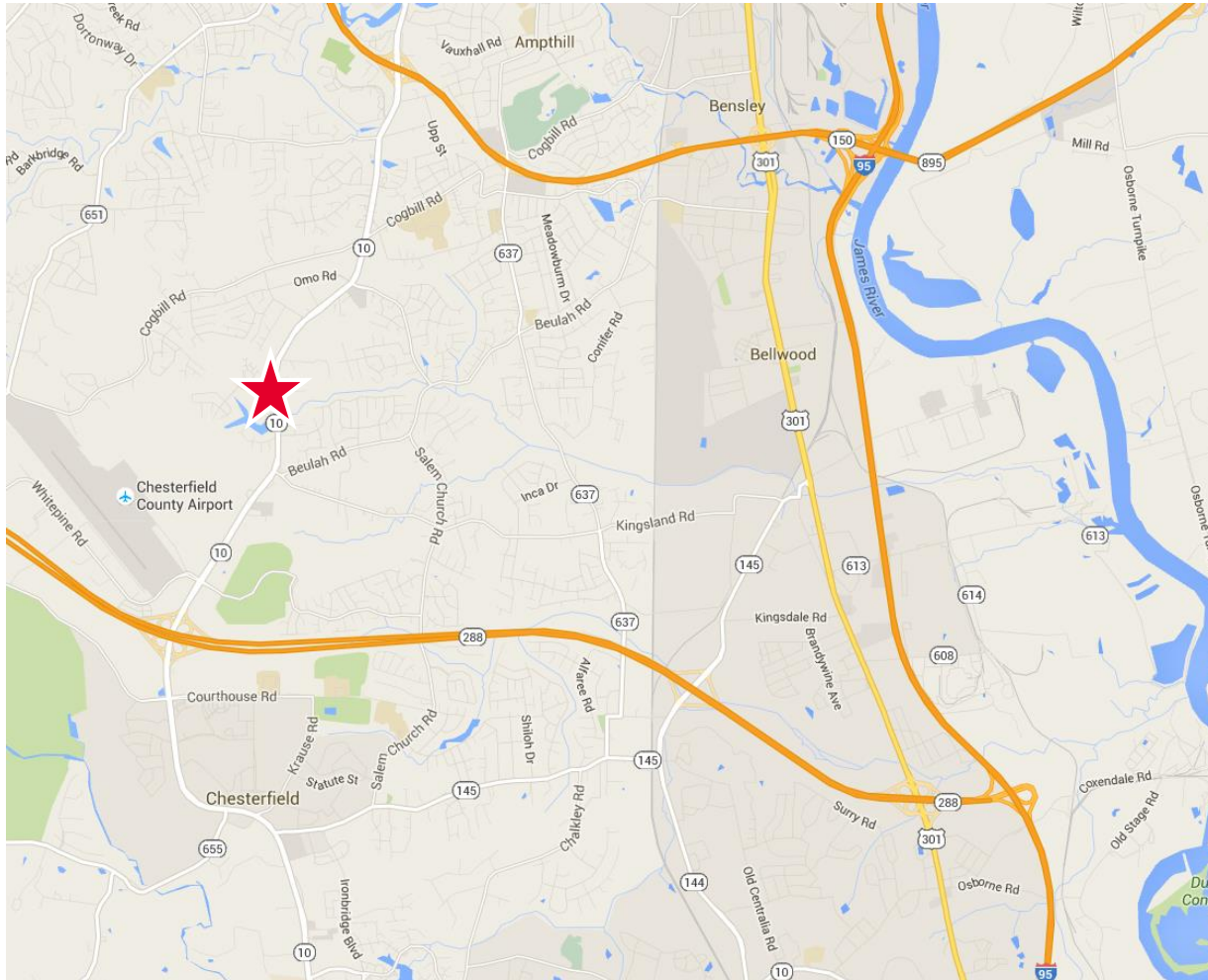
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