

FOR SALE

IronWill Marketplace



Great Clips
IT'S GONNA BE GREAT™



Wawa

Ryan Homes at
Wrexham Townes

Traditions of America
55+ community

Garden Springs
Apartments

Arbor Landing

24.831 acres available for sale
10701 Iron Bridge Road, Chester, VA

Wood Thornton, SIOR

Senior Vice President

+1 804 267 7221

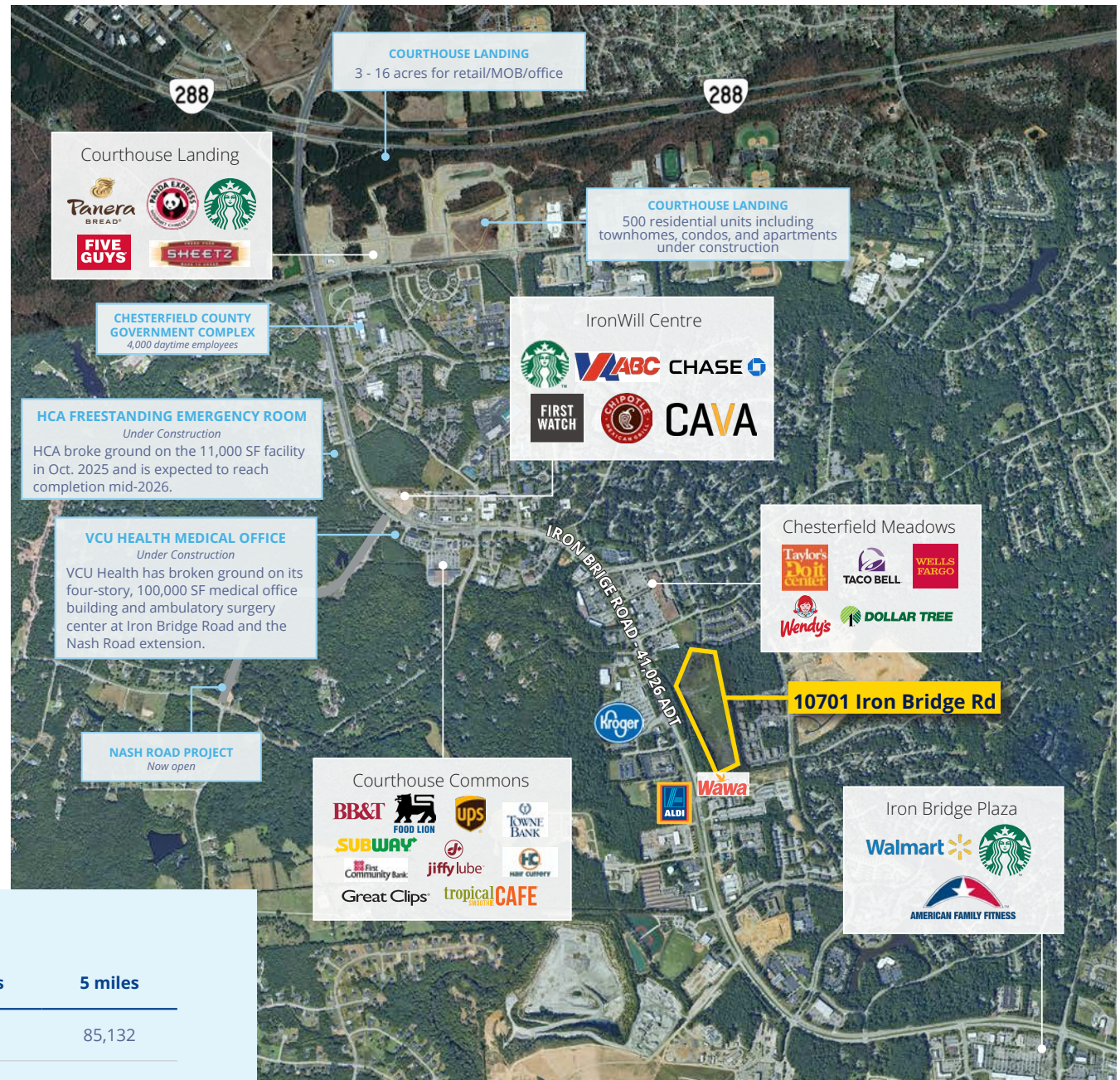
wood.thornton@colliers.com

Colliers

10701 Iron Bridge Rd

Property Features

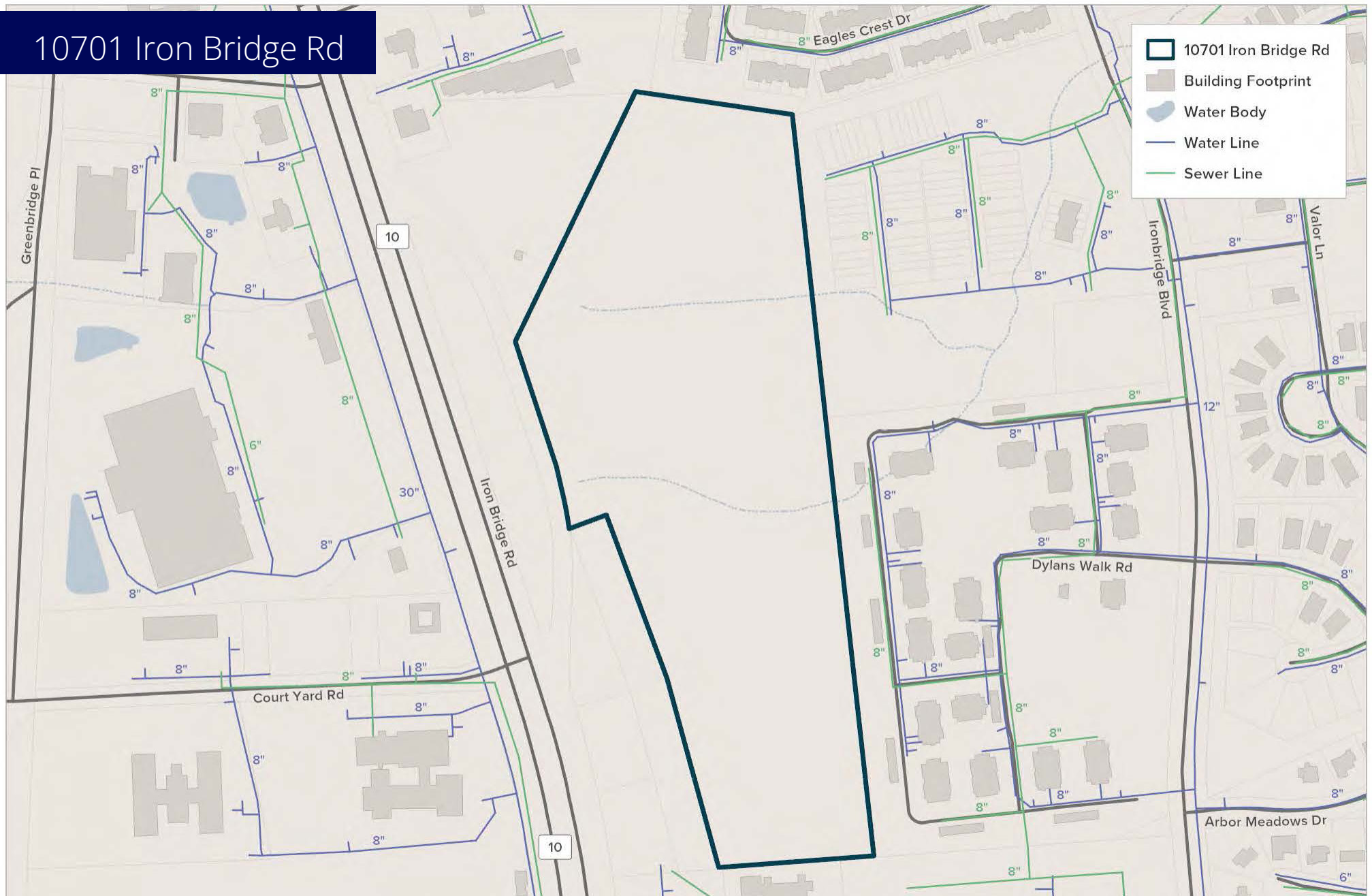
- Prime infill opportunity
- 24.831 acres
- Water and sewer adjacent in Route 10 (Iron Bridge Road)
- Surrounded by major retail, multi-family and retail development
- 41,026 ADT on Iron Bridge Road
- Currently zoned A (agricultural)
- Chesterfield County Comprehensive Plan Designation: Community Mixed Use (under new zoning designation effective January 1, 2026)



2025 Demographics

	1 miles	3 miles	5 miles
Population	5,003	31,395	85,132
Daytime Population	8,289	32,187	80,002
Households	1,970	12,390	31,864
Average Household Income	\$97,539	\$117,473	\$117,435

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