



# MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA



Developed by



**SJC VENTURES**

Leased by



A MEMBER OF CHAINLINKS RETAIL ADVISORS



# MIDLOTHIAN DEPOT

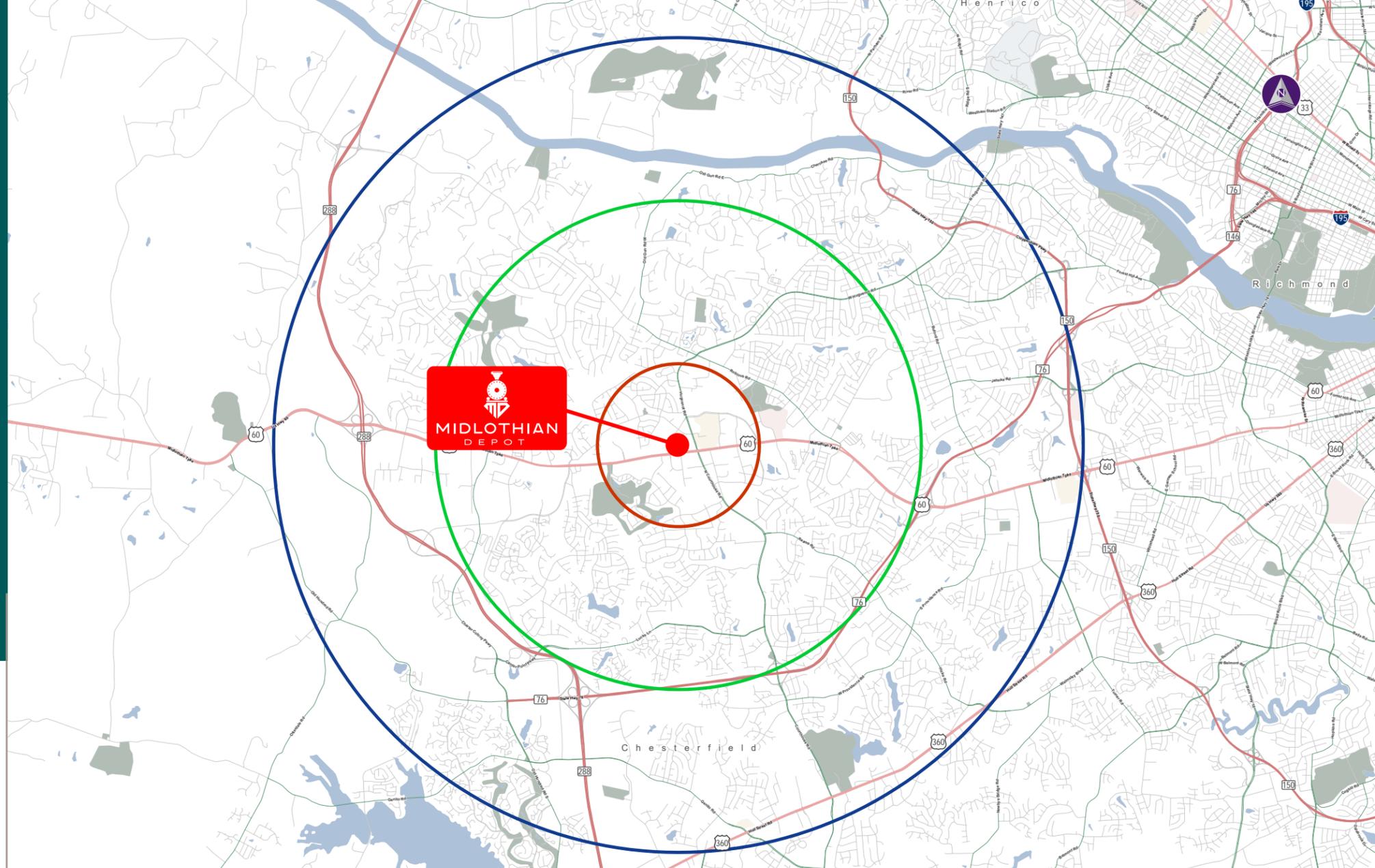
SJC Ventures and H&R Retail are proud to announce Midlothian Depot, a new 87,472 square foot ground-up retail development with 60 townhomes in the heart of Chesterfield, VA.

## PROJECT

- 87,472 total square feet
- 51,836 square feet of retail and restaurant spaces available
- 35,636 square foot grocery anchor
- Parking ratio 5.0/1,000 SF
- 60 townhomes

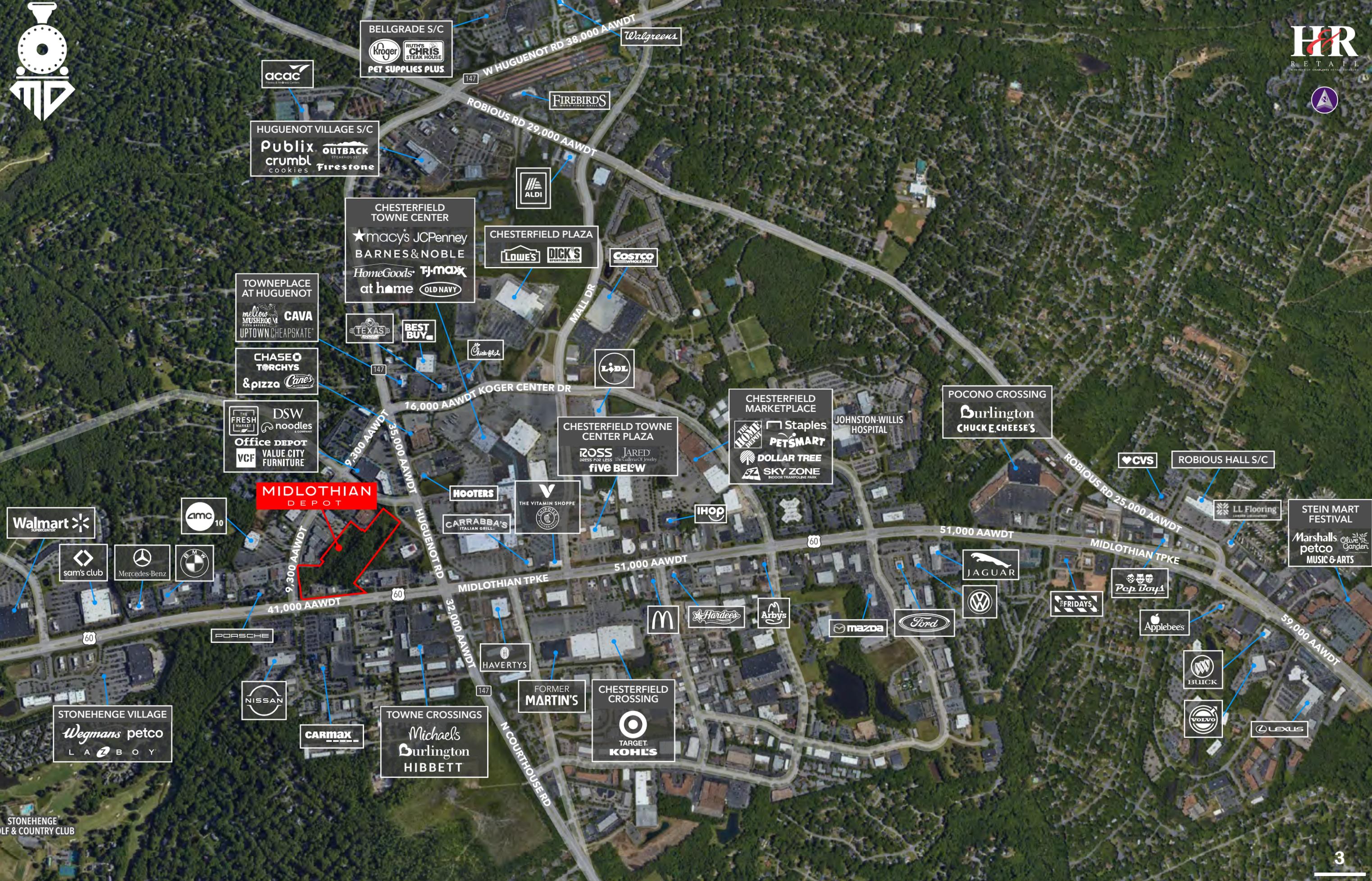
## TIMING

- **CONSTRUCTION STARTS:** Q2 2025
- **SHELL CONSTRUCTION DELIVERY:** Q3 2026
- **TOWNHOME PAD DELIVERY:** Q3 2025
- **PROJECT OPENING:** Q2 2027



### 2024 TRADE AREA DEMOGRAPHICS

	 Total Population	 Daytime Population	 Average HH Income	 Total Businesses	 Bachelor's/Grad/Prof Degree
<b>1 MILE</b>	<b>4,031</b>	<b>13,158</b>	<b>\$117,525</b>	<b>996</b>	<b>54.9%</b>
<b>3 MILES</b>	<b>60,765</b>	<b>68,352</b>	<b>\$148,829</b>	<b>2,886</b>	<b>58.5%</b>
<b>5 MILES</b>	<b>129,040</b>	<b>137,469</b>	<b>\$149,642</b>	<b>5,630</b>	<b>56.4%</b>



**MIDLOTHIAN**  
DEPOT

Walmart  
sams club  
Mercedes-Benz  
BMW  
Porsche  
NISSAN  
STONEHENGE VILLAGE  
Wegmans petco  
LA Z BOY

Office DEPOT  
VCF  
VALUE CITY FURNITURE

CHASE TORCHYS & pizza  
CAVA  
UPDOWN CHEAPSKATE

CHESTERFIELD TOWNE CENTER  
macy's JCPenney  
BARNES & NOBLE  
HomeGoods TJ-maxx  
at home OLD NAVY

TEXAS  
BEST BUY

THE FRESH MARKET  
DSW  
noodles & COMPANY

amc 10

CARMAX

HOOTERS  
CARRABBA'S ITALIAN GRILL

HAVERTYS

TOWNE CROSSINGS  
Michaels  
Burlington  
HIBBETT

CHESTERFIELD PLAZA  
LOWE'S DICK'S

THE VITAMIN SHOPPE

FORMER MARTIN'S

CHESTERFIELD CROSSING  
TARGET KOHL'S

CHESTERFIELD TOWNE CENTER PLAZA  
ROSS JARED  
DRESS FOR LESS The Galleria Of Jewelry  
five BELOW

ihop

McDonald's  
Hardee's  
Arby's

Target  
Kohl's

CHESTERFIELD MARKETPLACE  
Staples  
PETSMART  
DOLLAR TREE  
SKY ZONE

mazda  
Ford

Target  
Kohl's

CHESTERFIELD MARKETPLACE  
Staples  
PETSMART  
DOLLAR TREE  
SKY ZONE

JAGUAR  
VW

Target  
Kohl's

POCONO CROSSING  
Burlington  
CHUCK E. CHEESE'S

JAGUAR  
VW

BUICK  
VOLVO

FRIDAYS  
Pep Boys

Applebee's

BUICK  
VOLVO

CVS

FRIDAYS  
Pep Boys

Applebee's

BUICK  
VOLVO

ROBIOUS HALL S/C  
LL Flooring

FRIDAYS  
Pep Boys

Applebee's

BUICK  
VOLVO

STEIN MART FESTIVAL  
Marshalls  
petco  
MUSIC & ARTS

FRIDAYS  
Pep Boys

Applebee's

BUICK  
VOLVO



OLD BUCKINGHAM RD

16,000 AAWDT KOGER CENTER DR

TAZZA  
COLD STONE  
Schwarzschild

CHASE  
TORCHYS  
& pizza

9,300 AAWDT

LIDL

CHESTERFIELD MARKETPLACE  
Staples  
PETS MART  
DOLLAR TREE  
SKY ZONE

DSW  
noodles  
Office DEPOT  
VCF VALUE CITY FURNITURE

CHESTERFIELD TOWNE CENTER  
macy's  
at home  
BARNES & NOBLE  
TJ-maxx  
HomeGoods  
JCPenney  
OLD NAVY ULTA

CHESTERFIELD TOWNE CENTER PLAZA  
ROSS JARED  
DRESS FOR LESS The Galleria Jewelry  
five BELOW

SOUTHERN STATES

goodwill

Results

amc 10

MIDLOTHIAN DEPOT

35,000 AAWDT

sam's club

Mercedes-Benz

BMW

SUBARU

carlotz

PORSCHE

INFINITI

MITSUBISHI MOTORS

51,000 AAWDT

ALVERSER DR

HUGENOT RD

MALL DR

MIDLOTHIAN TURNPIKE

41,000 AAWDT

MIDLOTHIAN TURNPIKE

MATTRESS Warehouse  
verizon  
Starbucks

60

147

60

STONEHENGE VILLAGE  
Wegmans petco  
LABOY  
TAZIKIS BLAZE

MURRAY OLDS DR

GROVER RD

HYUNDAI

NISSAN

CARMAX

AutoZone

HAVERTYS

32,000 AAWDT

N COUTHUSE RD

BRANCHWAY RD

TOWNE CROSSINGS  
Michaels Panera BREAD  
Burlington  
Advance Auto Parts HIBBETT

FORMER MARTIN'S

CHESTERFIELD CROSSING  
TARGET KOHL'S

LEGEND

	Signed Lease		At Lease		Available		Residential
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TAZZA  
COLD STONE  
Schwarzschild

CHASE  
TORCHYS  
& pizza

HR  
RETAIL

THE FRESH MARKET  
DSW  
noodles  
Office DEPOT  
VCF  
VALUE CITY FURNITURE

SOUTHERN STATES  
Beats the rest. People who know.

goodwill

ResultsCX

VILLAGE BANK

amc 10

INFINITI

SHOPS BLDG 300

HUGUENOT TRADE CENTER

SHOPS BLDG 400

SHOPS BLDG 500

mitsubishi  
MITSUBISHI MOTORS

SHOPS BLDG 200

GROCEER BLDG 100

9,300 AAWDT

41,000 AAWDT

60

MIDLOTHIAN TURNPIKE

HYUNDAI

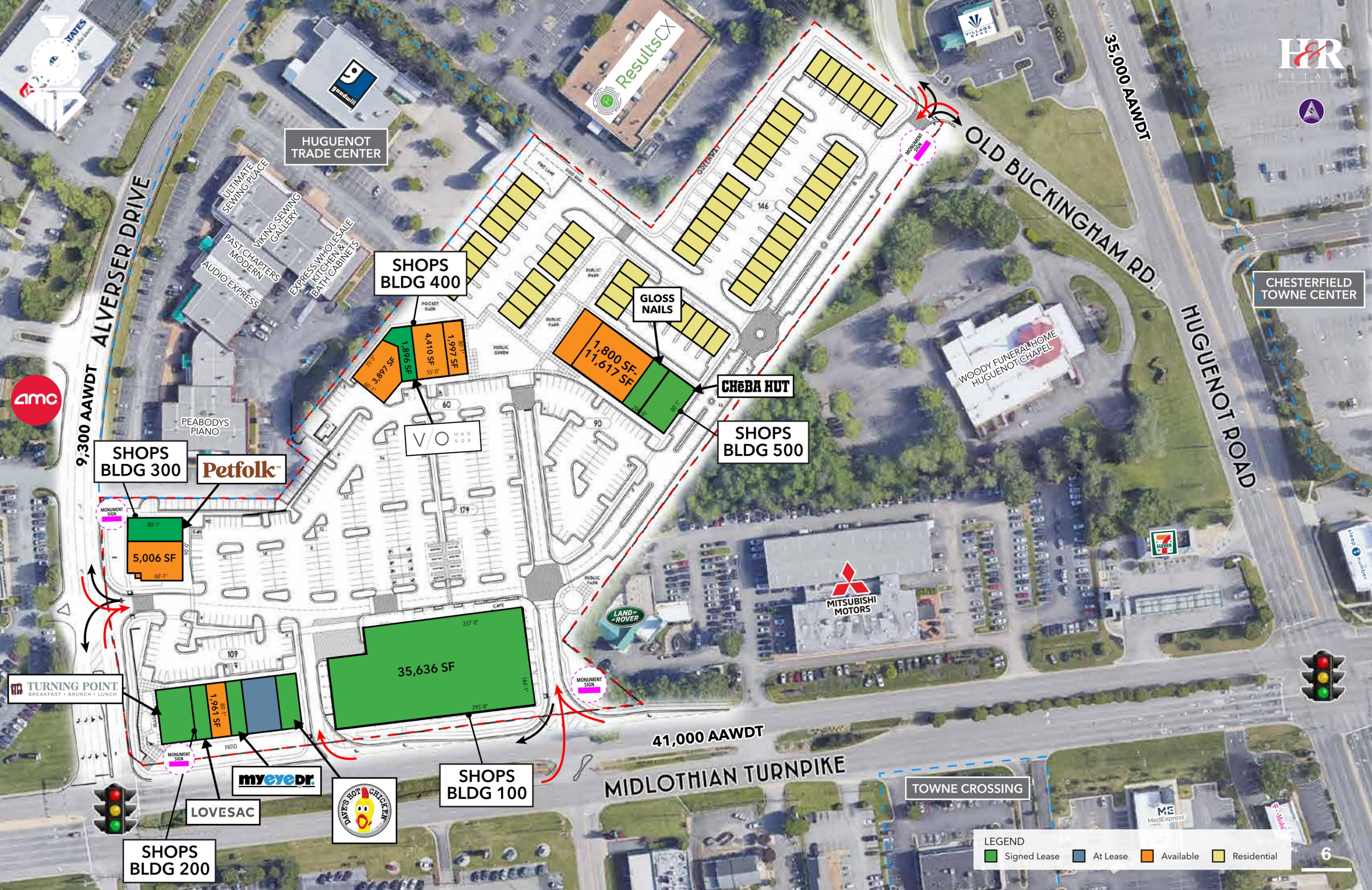
GROVER RD

CARmax

MURRAY OLDS DR

LEGEND

■ Signed Lease ■ At Lease ■ Available ■ Residential



HUGUENOT TRADE CENTER

ALVERSER DRIVE

OLD BUCKINGHAM RD.

35,000 AAWDT

CHESTERFIELD TOWNE CENTER

HUGUENOT ROAD

SHOPS BLDG 400

GLOSS NAILS

CHEBA HUT

SHOPS BLDG 500

WOODY FUNERAL HOME  
HUGUENOT CHAPEL

amc

9,300 AAWDT

SHOPS BLDG 300

Petfolk™

V/O med spa

MITSUBISHI MOTORS

7 ELEVEN

5,006 SF

35,636 SF

41,000 AAWDT

MIDLOTHIAN TURNPIKE

TOWNE CROSSING

SHOPS BLDG 100

myeyedr.

LOVESAC

DAVE'S HOT CHICKEN

SHOPS BLDG 200

LEGEND

- Signed Lease
- At Lease
- Available
- Residential



BUILDING 200

BUILDING 300



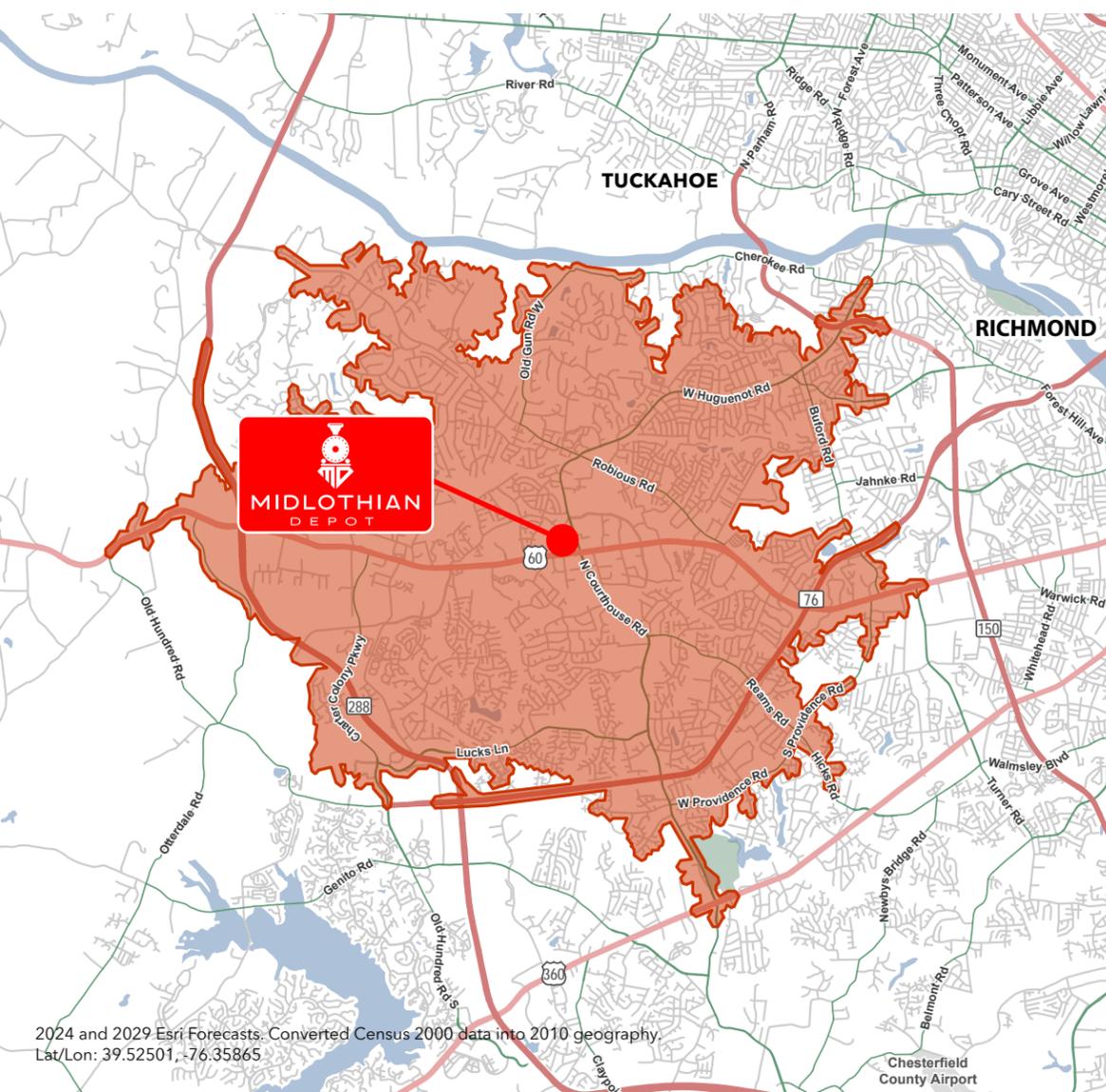
BUILDING 400

BUILDING 500

# MIDLOTHIAN DEPOT



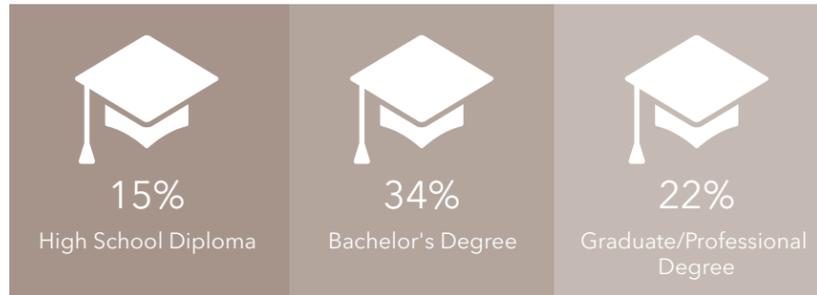
## MIDLOTHIAN, VA DEMOGRAPHIC PROFILE (2024) 10 minute drive time



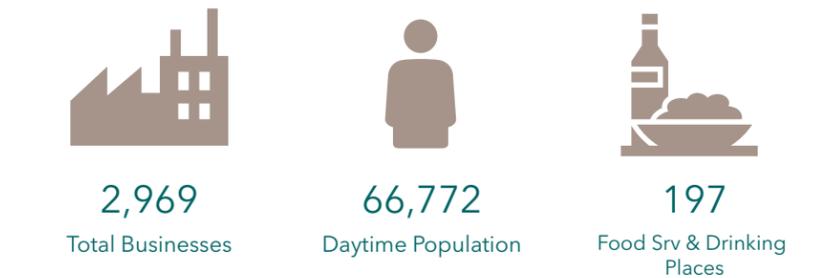
### KEY FACTS



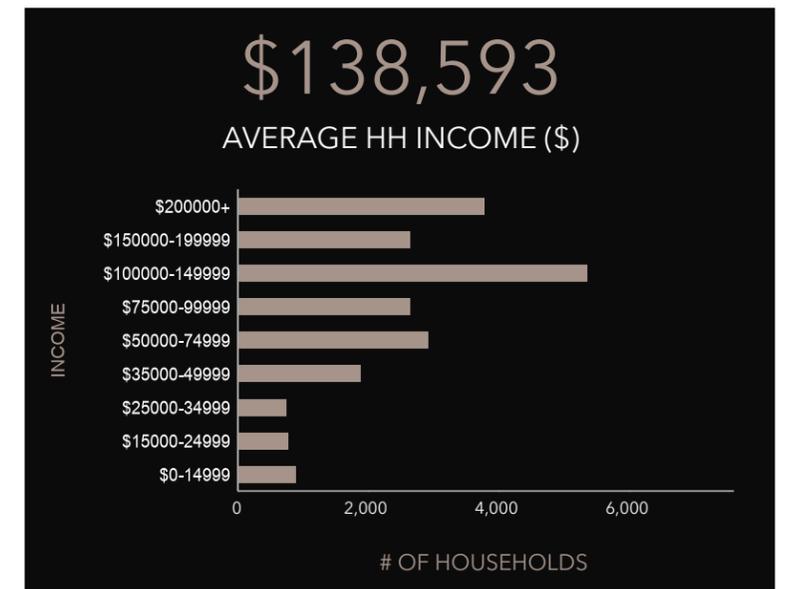
### EDUCATION



### BUSINESS



### INCOME



### TAPESTRY SEGMENTS

**4B** Home Improvement  
3,868 (17.2%) of households

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

- Typically spend 4-7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They are paying off student loans and home mortgages.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.

**1D** Savvy Suburbanities  
2,909 (12.9%) of households

Savvy Suburbanities residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

**5B** In Style  
2,894 (12.9%) of households

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

- Median household income of \$65,600 reveals an affluent market with income supplemented by investments and a substantial net worth.
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.

# MIDLOTHIAN DEPOT

	1 MILE	3 MILES	5 MILES
<b>POPULATION SUMMARY</b>			
2010 Total Population	4,141	52,927	107,765
<b>2023 Total Population</b>	<b>4,883</b>	<b>58,374</b>	<b>123,944</b>
2023 Group Quarters	56	598	1,449
2028 Total Population	4,895	59,421	129,819
2023-2028 Annual Rate	0.05%	0.36%	0.93%
<b>2023 Total Daytime Population</b>	<b>12,241</b>	<b>63,250</b>	<b>127,909</b>
Workers	9,922	34,681	66,613
Residents	2,319	28,569	61,296

## 2023 POPULATION BY AGE

Population Age	1 MILE	3 MILES	5 MILES
Population Age 0 - 4	4.1%	4.9%	5.1%
Population Age 5 - 9	4.5%	5.9%	6.0%
Population Age 10 - 14	4.6%	6.7%	6.7%
Population Age 15 - 24	11.0%	10.7%	11.0%
Population Age 25 - 34	12.1%	10.9%	11.3%
Population Age 35 - 44	11.4%	12.5%	13.0%
Population Age 45 - 54	12.0%	12.8%	12.7%
Population Age 55 - 64	13.6%	15.0%	14.4%
Population Age 65 - 74	14.4%	13.0%	12.2%
Population Age 75 - 84	8.4%	5.6%	5.5%
Population Age 85 +	3.6%	2.1%	2.1%
Population Age 18 +	83.1%	78.3%	78.1%
<b>Median Age</b>	<b>46.8</b>	<b>43.8</b>	<b>42.7</b>

## 2023 POPULATION BY SEX

Sex	1 MILE	3 MILES	5 MILES
Male Population	2,256	28,013	59,684
Female Population	2,627	30,361	64,260

## 2023 POPULATION BY RACE/ETHNICITY

Race/Ethnicity	1 MILE	3 MILES	5 MILES
White Alone	67.1%	73.3%	70.2%
Black Alone	16.4%	11.1%	13.5%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	5.3%	4.7%	4.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.9%	3.3%	3.7%
Two or More Races	7.2%	7.1%	7.4%
Hispanic Origin	8.4%	7.2%	8.0%
Diversity Index	58.8	51.6	55.7

## 2023 POPULATION 15+ BY MARITAL STATUS

Marital Status	1 MILE	3 MILES	5 MILES
Total Population 15+	4,229	48,172	101,853
Never Married	23.5%	24.7%	25.7%
Married	56.6%	61.0%	59.1%
Widowed	8.7%	5.1%	5.5%
Separated or Divorced	11.2%	9.3%	9.7%

## 2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Education Level	1 MILE	3 MILES	5 MILES
<b>Total</b>	<b>3,691</b>	<b>41,906</b>	<b>88,208</b>
Less than 9th Grade	0.8%	1.6%	1.8%
9th - 12th Grade, No Diploma	1.2%	1.7%	2.1%
High School Graduate	14.5%	13.6%	14.3%
GED/Alternative Credential	1.9%	1.9%	2.2%
Some College, No Degree	21.5%	16.4%	15.5%
Associate Degree	6.7%	6.3%	8.1%
Bachelor's Degree	32.9%	34.3%	32.6%
Graduate/Professional Degree	20.5%	24.2%	23.5%

## HOUSEHOLDS SUMMARY

Household Type	1 MILE	3 MILES	5 MILES
2010 Households	1,831	20,391	41,944
2010 Average Household Size	2.26	2.59	2.55
<b>2023 Households</b>	<b>2,195</b>	<b>22,622</b>	<b>48,651</b>
2023 Average Household Size	2.20	2.55	2.52
2028 Households	2,222	23,219	51,457
2028 Average Household Size	2.18	2.53	2.49
2023-2028 Annual Rate	0.24%	0.52%	1.13%
2010 Families	1,166	14,971	30,171
2010 Average Family Size	2.85	3.04	3.02
2023 Families	1,265	15,890	33,588
2023 Average Family Size	2.94	3.09	3.06
2028 Families	1,271	16,239	35,227
2028 Average Family Size	2.93	3.08	3.05
2023-2028 Annual Rate	0.09%	0.44%	0.96%

## HOUSING UNIT SUMMARY

Housing Unit Type	1 MILE	3 MILES	5 MILES
<b>2023 Housing Units</b>	<b>2,293</b>	<b>23,347</b>	<b>50,588</b>
Owner Occupied Housing Units	63.4%	79.3%	75.3%
Renter Occupied Housing Units	32.3%	17.6%	20.9%
Vacant Housing Units	4.3%	3.1%	4.7%

## 2023 HOUSEHOLDS BY INCOME

Income Range	1 MILE	3 MILES	5 MILES
<\$15,000	5.6%	4.8%	4.5%
\$15,000 - \$24,999	4.5%	3.9%	4.4%
\$25,000 - \$34,999	7.2%	4.1%	5.0%
\$35,000 - \$49,999	11.1%	7.7%	7.9%
\$50,000 - \$74,999	21.9%	15.5%	15.3%
\$75,000 - \$99,999	7.7%	13.1%	13.2%
\$100,000 - \$149,999	22.4%	21.2%	20.1%
\$150,000 - \$199,999	11.5%	11.9%	13.0%
\$200,000+	8.1%	17.8%	16.7%
<b>Average Household Income</b>	<b>\$108,129</b>	<b>\$143,335</b>	<b>\$140,599</b>
Median Household Income	\$74,507	\$101,284	\$99,443
Per Capita Income	\$46,183	\$55,580	\$54,999

## 2023 OWNER OCCUPIED HOUSING UNITS BY VALUE

Home Value Range	1 MILE	3 MILES	5 MILES
Total	1,454	18,518	38,090
<\$50,000	7.6%	1.5%	1.3%
\$50,000 - \$99,999	0.1%	0.1%	0.1%
\$100,000 - \$149,999	0.6%	0.2%	0.4%
\$150,000 - \$199,999	1.1%	1.4%	1.6%
\$200,000 - \$249,999	15.2%	7.4%	7.0%
\$250,000 - \$299,999	23.8%	15.9%	17.0%
\$300,000 - \$399,999	22.1%	33.8%	31.5%
\$400,000 - \$499,999	18.6%	17.6%	17.3%
\$500,000 - \$749,999	7.8%	18.4%	17.7%
\$750,000 - \$999,999	0.6%	2.0%	3.7%
\$1,000,000 +	0.1%	0.4%	1.3%
<b>Average Home Value</b>	<b>\$374,124</b>	<b>\$424,698</b>	<b>\$435,966</b>

## 2023 EMPLOYED POPULATION 16+ BY INDUSTRY

Industry	1 MILE	3 MILES	5 MILES
Total	2,608	30,192	63,427
Agriculture/Mining	0.7%	0.4%	0.3%
Construction	3.6%	5.3%	5.3%
Manufacturing	8.2%	6.3%	6.4%
Wholesale Trade	1.6%	1.6%	1.8%
Retail Trade	9.4%	9.6%	9.0%
Transportation/Utilities	4.2%	4.4%	5.7%
Information	1.5%	1.5%	1.7%
Finance/Insurance/Real Estate	13.9%	12.6%	11.9%
Services	52.4%	52.4%	52.0%
Public Administration	4.4%	5.9%	5.8%

## 2023 EMPLOYED POPULATION 16+ BY OCCUPATION

Occupation	1 MILE	3 MILES	5 MILES
<b>White Collar</b>	<b>76.5%</b>	<b>76.9%</b>	<b>75.0%</b>
Management/Business/Financial	23.4%	26.6%	26.1%
Professional	32.6%	31.3%	31.1%
Sales	10.6%	10.0%	9.0%
Administrative Support	9.9%	8.9%	8.7%
Services	12.9%	11.5%	11.9%
<b>Blue Collar</b>	<b>10.6%</b>	<b>11.6%</b>	<b>13.1%</b>
Farming/Forestry/Fishing	0.1%	0.0%	0.0%
Construction/Extraction	1.5%	2.7%	3.1%
Installation/Maintenance/Repair	0.6%	1.6%	1.7%
Production	2.8%	2.8%	2.7%
Transportation/Material Moving	5.6%	4.6%	5.5%

## 2023 CONSUMER SPENDING

Category	1 MILE	3 MILES	5 MILES
Apparel & Services: Total \$	\$4,825,525	\$64,639,549	\$137,064,693
Average Spent	\$2,198.42	\$2,857.38	\$2,817.30
Education: Total \$	\$4,392,340	\$58,385,712	\$120,945,416
Average Spent	\$2,001.07	\$2,580.93	\$2,485.98
Entertainment/Recreation: Total \$	\$8,317,992	\$112,687,382	\$238,126,446
Average Spent	\$3,789.52	\$4,981.32	\$4,894.58
Food at Home: Total \$	\$14,960,596	\$195,835,557	\$415,533,011
Average Spent	\$6,815.76	\$8,656.86	\$8,541.10
Food Away from Home: Total \$	\$8,043,609	\$109,538,602	\$232,978,745
Average Spent	\$3,664.51	\$4,842.13	\$4,788.78
Health Care: Total \$	\$16,184,699	\$215,291,598	\$456,565,607
Average Spent	\$7,373.44	\$9,516.91	\$9,384.51
HH Furnishings & Equipment: Total \$	\$6,501,765	\$89,054,221	\$188,305,123
Average Spent	\$2,962.08	\$3,936.62	\$3,870.53
Personal Care Products & Services: Total \$	\$2,141,820	\$28,788,448	\$61,027,402
Average Spent	\$975.77	\$1,272.59	\$1,254.39
Shelter: Total \$	\$55,370,485	\$740,175,931	\$1,566,503,162
Average Spent	\$25,225.73	\$32,719.30	\$32,198.79
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,156,946	\$98,863,275	\$208,221,080
Average Spent	\$3,260.57	\$4,370.23	\$4,279.89
Travel: Total \$	\$4,949,285	\$69,903,266	\$147,237,615
Average Spent	\$2,254.80	\$3,090.06	\$3,026.40
Vehicle Maintenance & Repairs: Total \$	\$2,847,007	\$37,900,727	\$80,767,411
Average Spent	\$1,297.04	\$1,675.39	\$1,660.14



# MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA



## RETAIL LEASING



**RAY SCHUPP**  
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**BRYAN DAVIS**  
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