



MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA



Developed by

SJC
VENTURES

Leased by

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



MIDLOTHIAN DEPOT

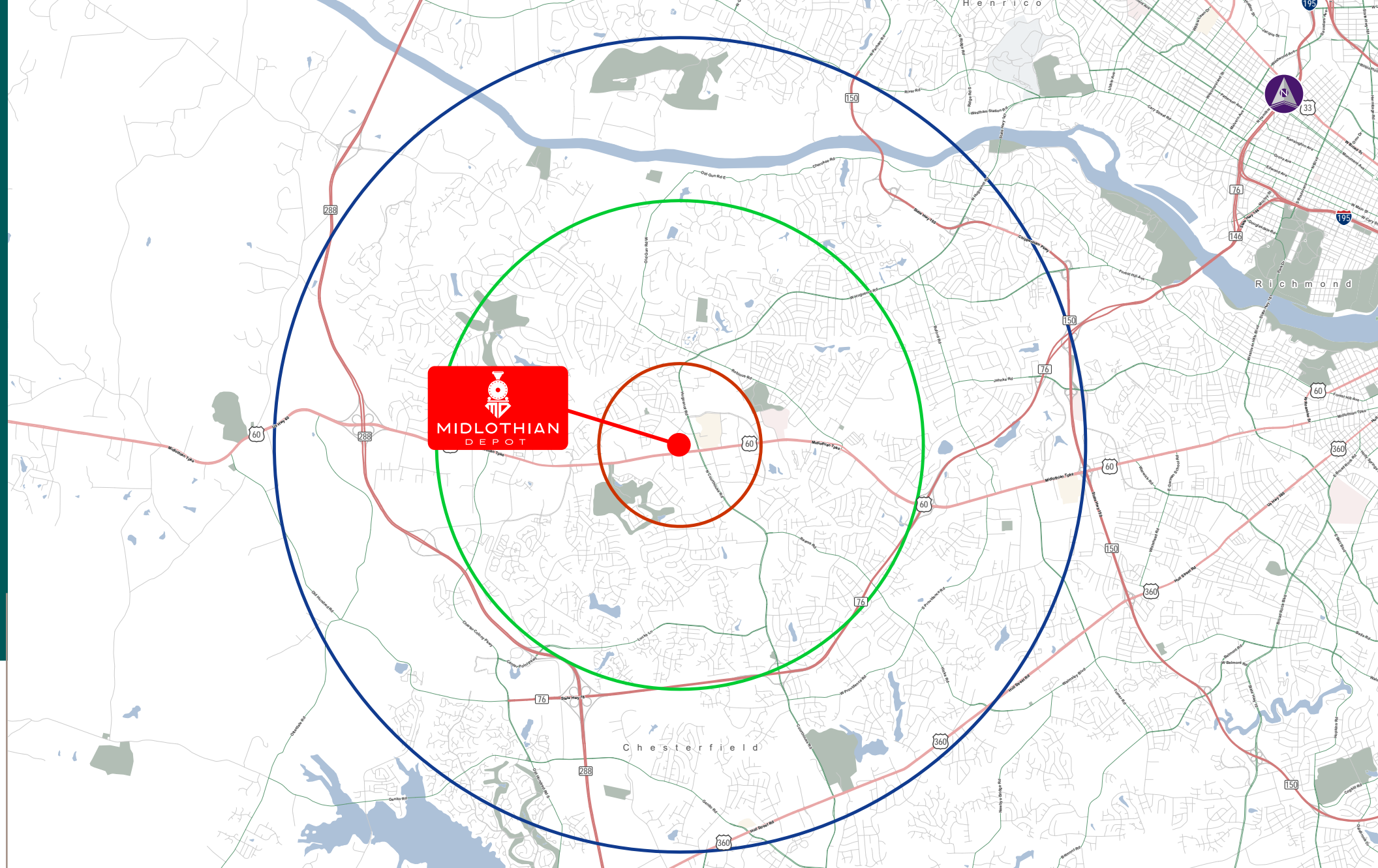
SJC Ventures and H&R Retail are proud to announce Midlothian Depot, a new 87,472 square foot ground-up retail development with 60 townhomes in the heart of Chesterfield, VA.

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

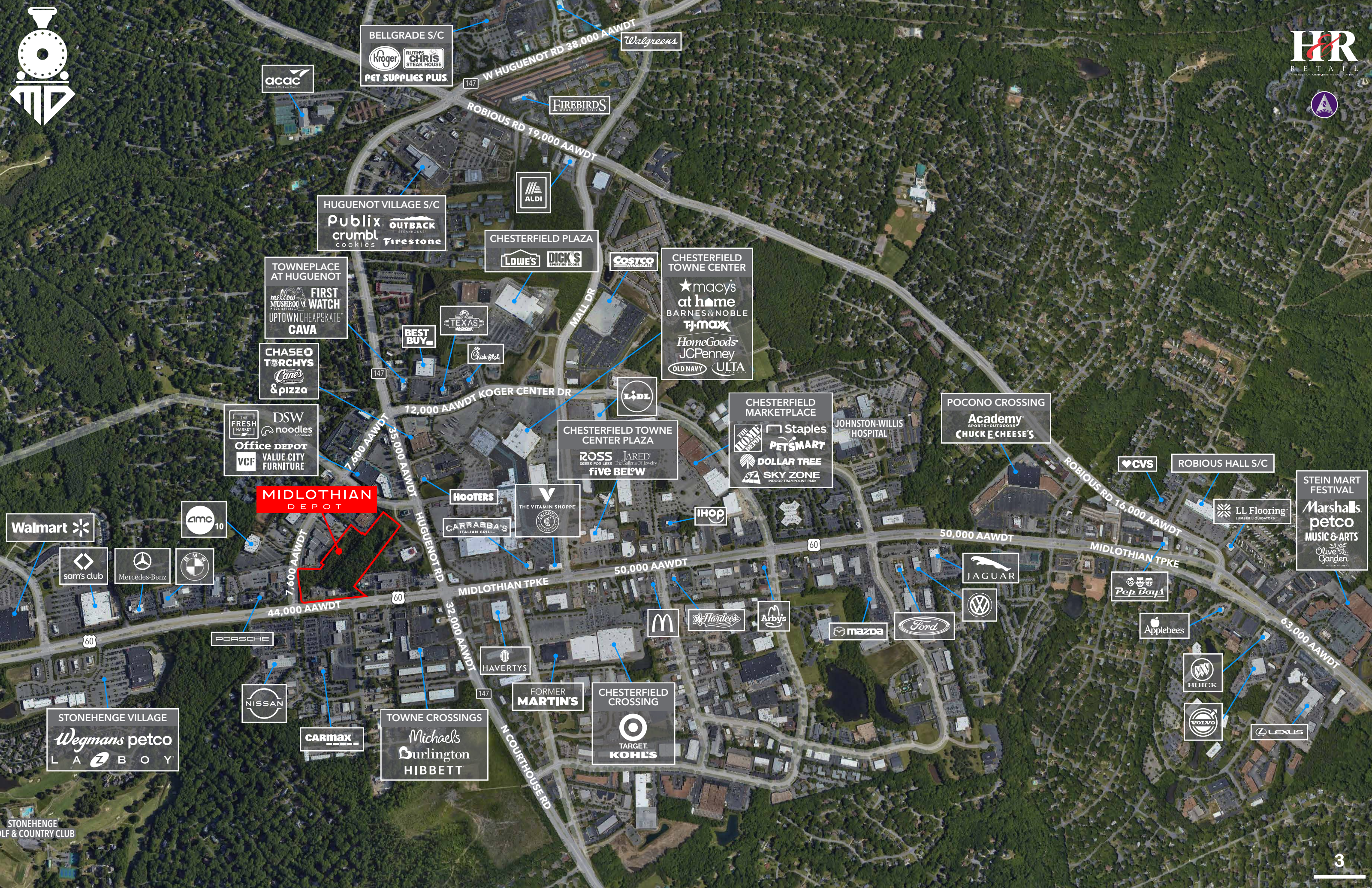
TIMING

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



2025 TRADE AREA DEMOGRAPHICS

	 Total Population	 Daytime Population	 Average HH Income	 Total Businesses	 Bachelor's/Grad/Prof Degree
1 MILE	4,592	13,367	\$115,016	987	57.6%
3 MILES	63,084	70,276	\$145,436	2,837	58.6%
5 MILES	133,212	140,356	\$144,365	5,426	56.2%



**MIDLOTHIAN
DEPOT**

Walmart

sam's club
Mercedes-Benz
BMW

STONEHENGE VILLAGE
Wegmans petco
LABOY

STONEHENGE
GOLF & COUNTRY CLUB

NISSAN

CARMAX

TOWNE CROSSINGS
Michaels
Burlington
HIBBETT

FORMER
MARTIN'S

CHESTERFIELD CROSSING
TARGET
KOHL'S

CARRABBA'S
ITALIAN GRILL

HAVERTYS

HOOTERS

THE VITAMIN SHOPPE

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

McDonald's

Hardee's

Arby's

IHOP

CHESTERFIELD MARKETPLACE
THE HOME DEPOT
Staples
PETSMART
DOLLAR TREE
SKY ZONE
INDOOR TRAMPOLINE PARK

CHESTERFIELD TOWNE CENTER
macys
at home
BARNES & NOBLE
TJ-max
HomeGoods
JCPenney
OLD NAVY
ULTA

CHESTERFIELD PLAZA
LOWE'S
DICK'S
SPORTING GOODS

LIDL

HUGUENOT VILLAGE S/C
Publix
crumbl
cookies
OUTBACK
STEAKHOUSE
Firestone

TOWNEPLACE AT HUGUENOT
mellow MUSHROOM
PIZZA
FIRST WATCH
UPTOWN CHEAPSKATE
CAVA

CHASED
TORCHYS
Cane's
& pizza

THE FRESH MARKET
DSW
noodles
COMPANY
Office DEPOT
VCF
VALUE CITY
FURNITURE

amc 10

BELLGRADE S/C
Kroger
RUTH'S
CHRIS
STEAK HOUSE
PET SUPPLIES PLUS

FIREBIRDS
WOOD FIRED GRILL

ALDI

Walgreens

POCONO CROSSING
Academy
SPORTS-OUTDOORS
CHUCK E. CHEESE'S

CVS

ROBIOUS HALL S/C

STEIN MART
FESTIVAL
Marshalls
petco
MUSIC & ARTS
Olive Garden

LL Flooring
LUMBER LIQUIDATORS

MIDLOTHIAN TPKE

Pep Boys

Applebee's

BUICK

VOLVO

LEXUS

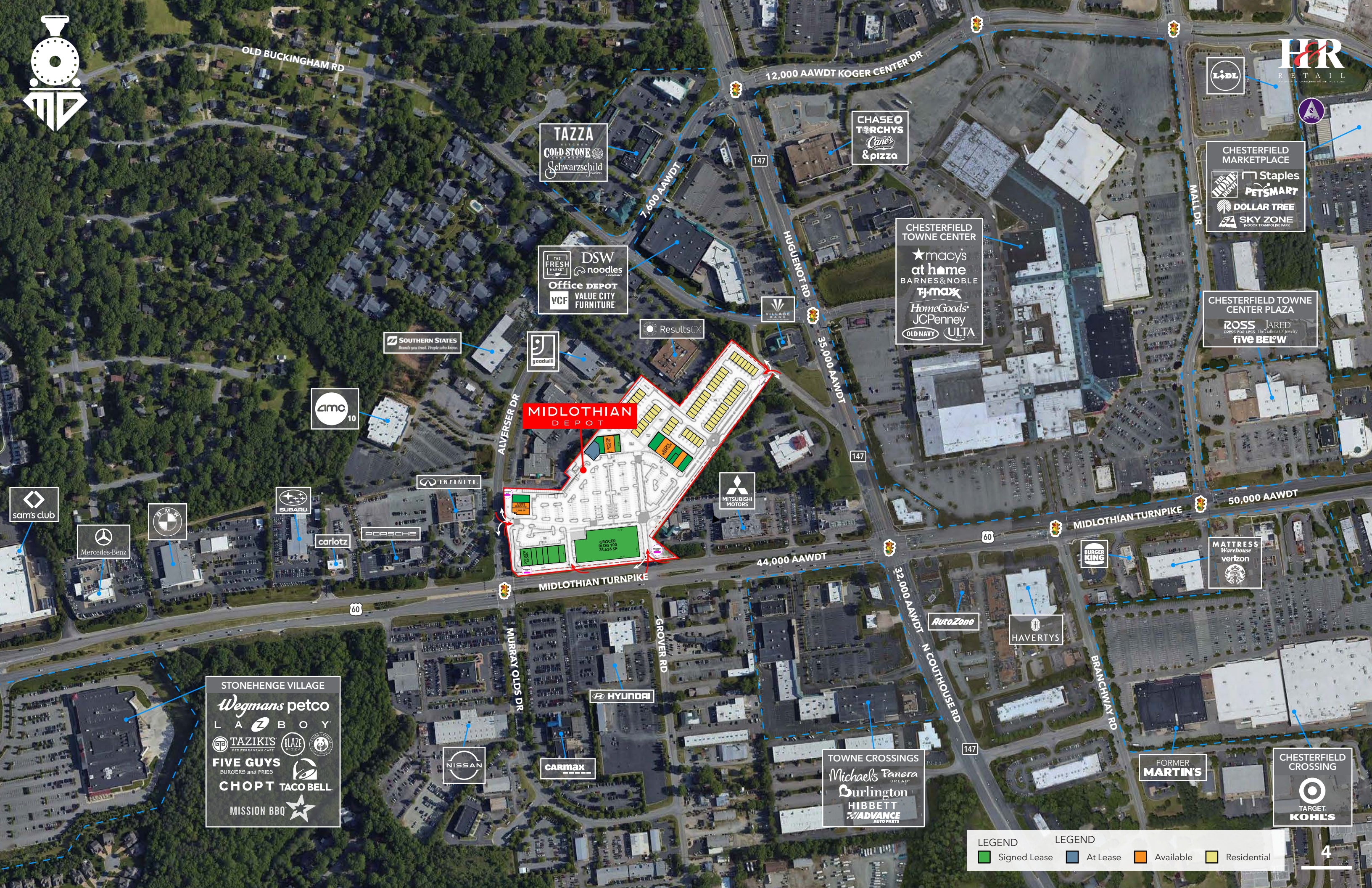
JAGUAR

VW

mazda

Ford

JOHNSTON-WILLIS
HOSPITAL



TAZZA
COLD STONE
Schwarzschild
Ice Cream

CHASE
TORCHYS
Cane's
& pizza

LIDL

CHESTERFIELD MARKETPLACE
THE HOME DEPOT
Staples
PETSMART
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CHESTERFIELD TOWNE CENTER PLAZA
ROSS
JARED
DRESS FOR LESS
The Jewelry Co. Jewelry
five BELOW

SOUTHERN STATES
Brands you trust. People who know.

goodwill

ResultsCX

VILLAGE PARTS

amc 10

MIDLOTHIAN DEPOT

MITSUBISHI MOTORS

sam's club

Mercedes-Benz

BMW

SUBARU

carlotz

PORSCHE

INFINITI

ALVERSER DR

MIDLOTHIAN TURNPIKE

44,000 AAWDT

MITSUBISHI MOTORS

MIDLOTHIAN TURNPIKE
50,000 AAWDT

MATTRESS Warehouse
verizon
Starbucks

BURGER KING

AutoZone

HAVERTYS

60

MURRAY OLDS DR

GROVER RD

HYUNDAI

44,000 AAWDT

32,000 AAWDT

N COUTHOUSE RD

STONEHENGE VILLAGE
Wegmans petco
LA BOY
TAZIKI'S BLAZE
FIVE GUYS BURGERS and FRIES
CHOPT TACO BELL
MISSION BBQ

NISSAN

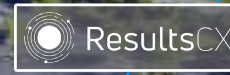
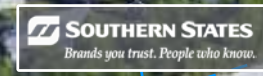
CARMAX

TOWNE CROSSINGS
Michaels Panera BREAD
Burlington
HIBBETT
ADVANCE AUTO PARTS

FORMER MARTIN'S

CHESTERFIELD CROSSING
TARGET
KOHL'S

LEGEND		LEGEND	
■	Signed Lease	■	At Lease
■	Available	■	Residential



ALVERSER DR

HUGUENOT TRADE CENTER

SHOPS BLDG 400

SHOPS BLDG 500

SHOPS BLDG 300

GROCER BLDG 100

SHOPS BLDG 200

7,600 AAWDT

44,000 AAWDT

MIDLOTHIAN TURNPIKE



HYUNDAI

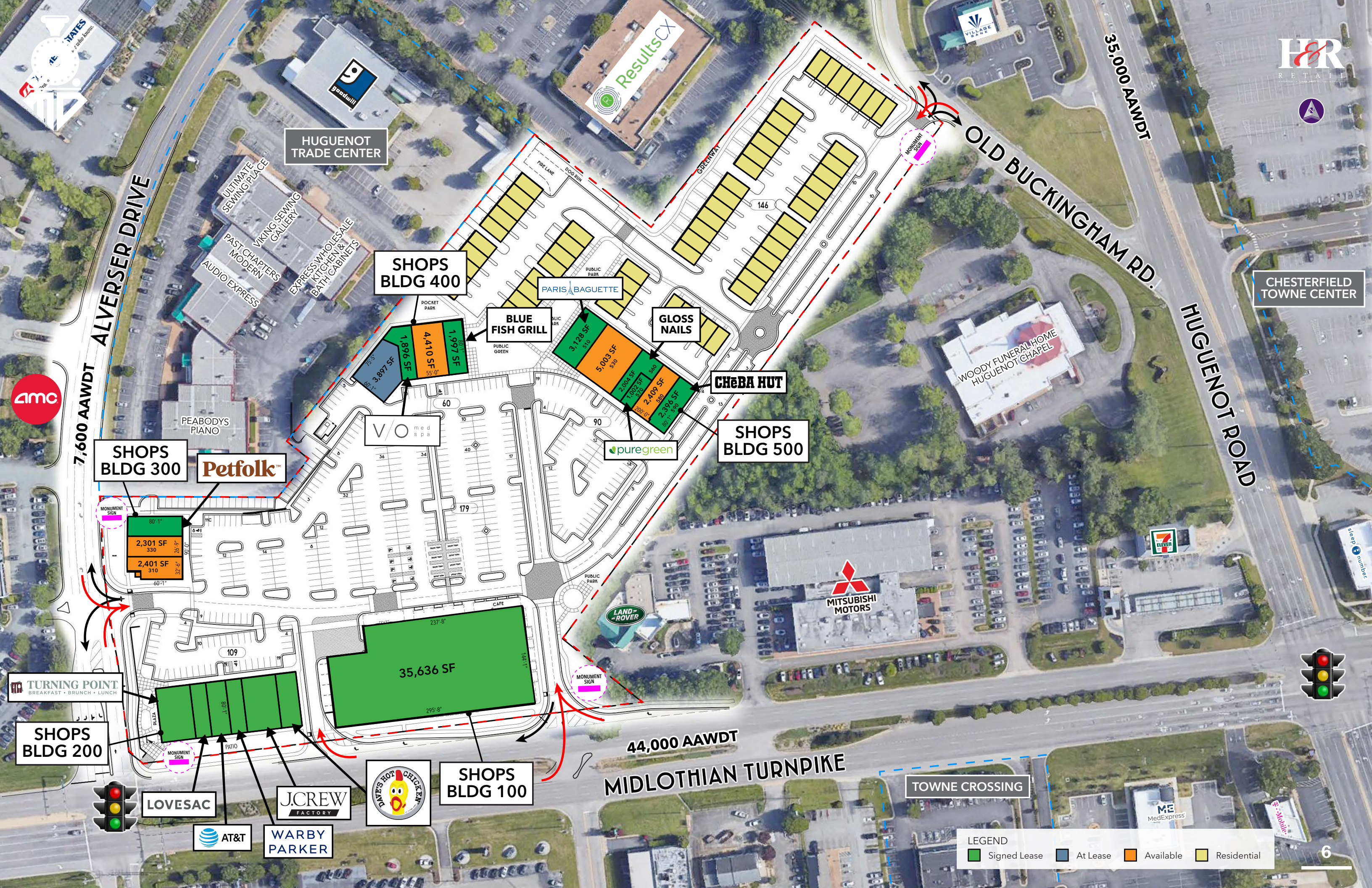
GROVER RD

CARmax

MURRAY OLDS DR

LEGEND

■	Signed Lease	■	At Lease	■	Available	■	Residential
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HUGUENOT TRADE CENTER

ALVERSER DRIVE

OLD BUCKINGHAM RD.

35,000 AAWDT

CHESTERFIELD TOWNE CENTER

HUGUENOT ROAD

SHOPS BLDG 400

BLUE FISH GRILL

GLOSS NAILS

CHIBA HUT

SHOPS BLDG 500

SHOPS BLDG 300

Petfolk™

V/O med spa

puregreen

2,301 SF
330
2,401 SF
310

3,897 SF
1,896 SF
4,410 SF
1,997 SF

PARIS BAGUETTE

3,128 SF
5,003 SF

2,004 SF
1,003 SF
2,409 SF
2,394 SF

35,636 SF

44,000 AAWDT

MIDLOTHIAN TURNPIKE

TOWNE CROSSING

TURNING POINT
BREAKFAST • BRUNCH • LUNCH

SHOPS BLDG 200

LOVESAC

J.CREW
FACTORY

DAVE'S HOT CHICKEN

SHOPS BLDG 100

AT&T

WARBY PARKER

LEGEND

■	Signed Lease	■	At Lease	■	Available	■	Residential
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BUILDING 200

BUILDING 300



BUILDING 400

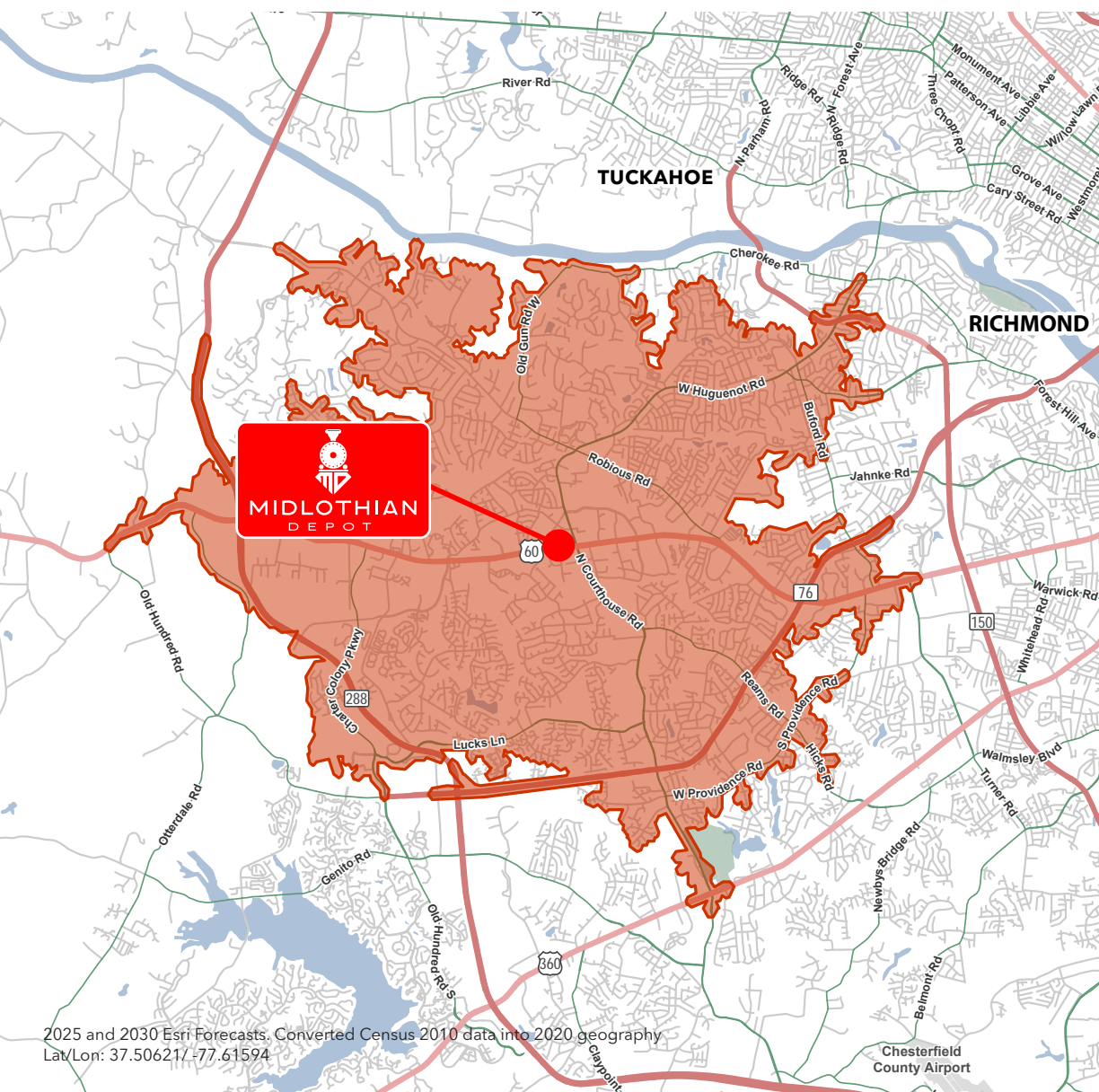
BUILDING 500



MIDLOTHIAN DEPOT

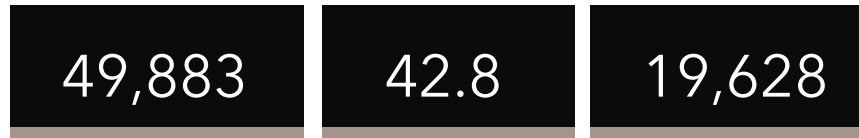


MIDLOTHIAN, VA DEMOGRAPHIC PROFILE (2025) 10 minute drive time

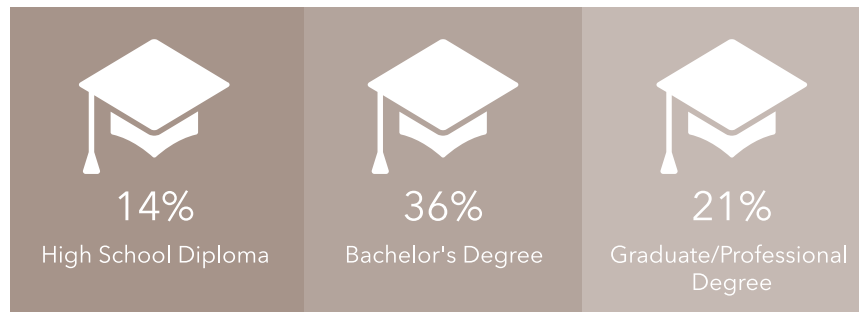


2025 and 2030 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 37.506217 -77.61594

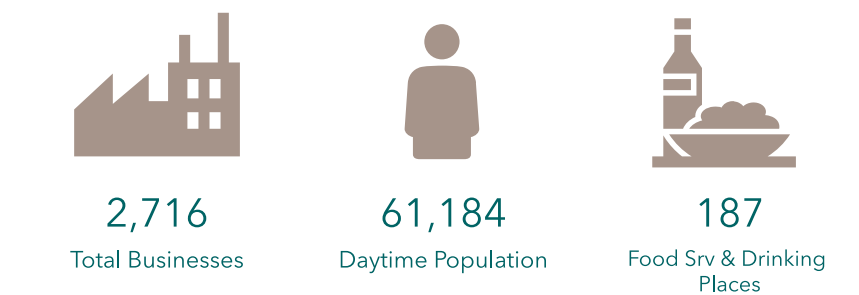
KEY FACTS



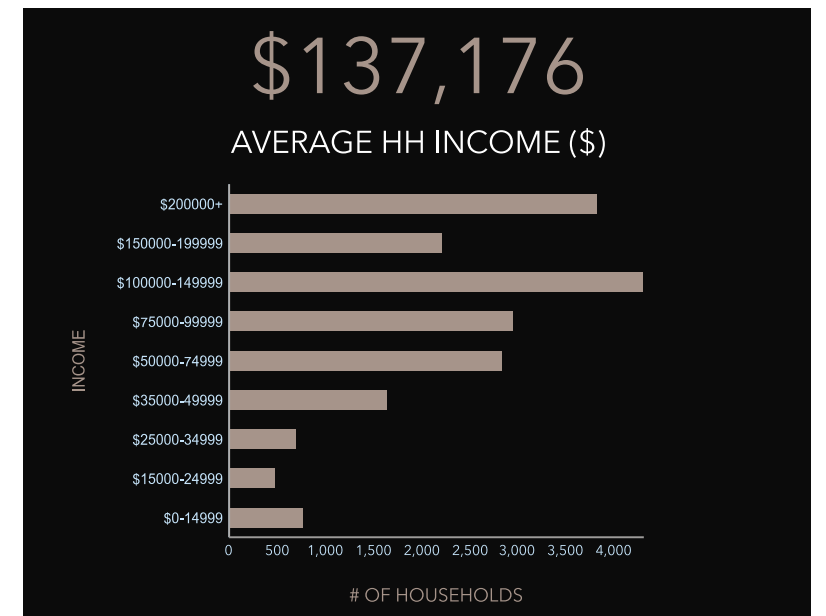
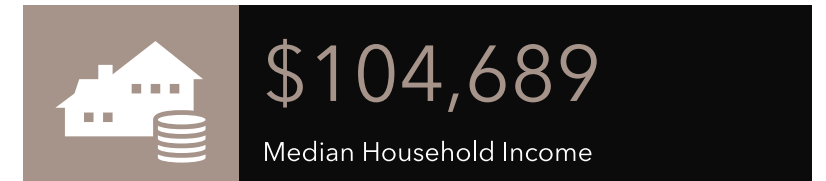
EDUCATION



BUSINESS



INCOME



TAPESTRY SEGMENTS

L1 Savvy Suburbanites
4,242 (21.6%) of households

These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home. Residents work in professional fields such as management and finance. The combined wages of both spouses position these families solidly in the middle to upper income tiers. Investments, retirement income, and valuable properties also contribute to the high net worth of households commonly found in these neighborhoods. Residents in this segment gravitate toward suburban communities, which include both newly developed and well-established areas, within major metropolitan areas. Nearly all homes are single-family and owner-occupied, with very few rental properties available, and most homes were built between 1970 and 2000.

- Residents frequently use credit cards, and they seldom have outstanding monthly balances.
- They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.

K5 Dreambelt
2,943 (15.0%) of households

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.

J3 Retirement Communities
2,156 (11.0%) of households

These neighborhoods are spread across metropolitan areas, both large and small, nationwide. Most residents have settled in the suburbs. A quarter of the population consists of people aged 75 years and above, and nearly half of households are single individuals. Many households depend on a mix of retirement funds, investment income, and social security and other forms of public assistance, while just over half also earn wages and salaries. Households typically earn middle-tier incomes; accrued net worth tends to be above the national average. Many are active in the workforce, with employment in professional sectors such as education, health care, management, sales, and technology. Most residents live in single-family homes, duplexes, or apartments, and rent exceeds the national average. Additionally, many assisted living and nursing facilities are found in these areas.

- Their shopping habits feature a mix of online and catalog purchases, and they tend to choose domestic products and trusted brands.

MIDLOTHIAN DEPOT

	1 MILE	3 MILES	5 MILES
POPULATION SUMMARY			
2010 Total Population	3,370	54,766	111,020
2025 Total Population	4,592	63,084	133,212
2025 Group Quarters	36	737	1,380
2030 Total Population	4,975	66,013	140,395
2025-2030 Annual Rate	1.62%	0.91%	1.06%
2025 Total Daytime Population	13,367	70,276	140,356
Workers	11,304	41,016	78,904
Residents	2,063	29,260	61,452

2025 POPULATION BY AGE

Population Age 0 - 4	4.4%	5.2%	5.1%
Population Age 5 - 9	4.8%	5.9%	5.8%
Population Age 10 - 14	4.6%	6.5%	6.3%
Population Age 15 - 24	11.4%	11.7%	11.8%
Population Age 25 - 34	11.7%	10.6%	11.1%
Population Age 35 - 44	13.9%	13.2%	13.3%
Population Age 45 - 54	12.7%	12.8%	12.7%
Population Age 55 - 64	12.0%	12.0%	12.2%
Population Age 65 - 74	13.0%	12.2%	11.8%
Population Age 75 - 84	9.4%	7.7%	7.5%
Population Age 85 +	2.9%	2.3%	2.3%
Population Age 18 +	82.5%	78.3%	78.8%
Median Age	44.5	42.7	42.4

2025 POPULATION BY SEX

Male Population	2,183	30,563	64,618
Female Population	2,409	32,521	68,594

2025 POPULATION BY RACE/ETHNICITY

White Alone	65.7%	70.6%	68.4%
Black Alone	17.1%	12.8%	14.5%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	5.4%	4.8%	5.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.2%	3.9%	4.1%
Two or More Races	7.4%	7.5%	7.7%
Hispanic Origin	9.1%	8.2%	8.7%
Diversity Index	60.8	55.5	58.0

	1 MILE	3 MILES	5 MILES
2025 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	3,961	51,950	110,190
Never Married	25.4%	24.2%	25.5%
Married	54.4%	61.2%	59.9%
Widowed	8.5%	5.2%	5.4%
Separated or Divorced	11.7%	9.4%	9.3%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	3,438	44,551	94,432
Less than 9th Grade	1.5%	1.9%	2.2%
9th - 12th Grade, No Diploma	1.2%	1.9%	2.5%
High School Graduate	12.7%	13.7%	13.6%
GED/Alternative Credential	1.9%	1.8%	2.2%
Some College, No Degree	15.5%	14.1%	14.7%
Associate Degree	9.6%	7.9%	8.7%
Bachelor's Degree	38.5%	36.2%	34.0%
Graduate/Professional Degree	19.1%	22.4%	22.2%

HOUSING UNIT SUMMARY

2025 Housing Units	2,175	25,192	54,870
Owner Occupied Housing Units	57.7%	78.7%	74.7%
Renter Occupied Housing Units	42.3%	21.3%	25.3%
Vacant Housing Units	6.0%	3.1%	4.0%

2025 OWNER OCCUPIED HOUSING UNITS BY VALUE

Total	1,179	19,215	39,358
<\$50,000	1.4%	0.9%	0.8%
\$50,000 - \$99,999	0.4%	0.3%	0.2%
\$100,000 - \$149,999	0.2%	0.1%	0.2%
\$150,000 - \$199,999	0.3%	0.6%	0.6%
\$200,000 - \$249,999	3.6%	3.2%	3.0%
\$250,000 - \$299,999	10.4%	8.4%	8.1%
\$300,000 - \$399,999	40.4%	37.7%	34.4%
\$400,000 - \$499,999	25.9%	20.6%	21.0%
\$500,000 - \$749,999	14.3%	21.3%	22.4%
\$750,000 - \$999,999	1.7%	4.7%	6.2%
\$1,000,000 - \$1,499,999	0.1%	1.1%	2.1%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	1.1%	0.9%	0.6%
Average Home Value	\$427,010	\$466,602	\$485,362

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS SUMMARY			
2010 Households	1,477	20,950	43,246
2010 Average Household Size	2.28	2.60	2.55
2025 Households	2,044	24,405	52,696
2025 Average Household Size	2.23	2.55	2.50
2030 Households	2,223	25,704	55,882
2030 Average Household Size	2.22	2.54	2.49
2025-2030 Annual Rate	1.69%	1.04%	1.18%
2025 Families	1,234	17,013	36,186
2025 Average Family Size	2.94	3.10	3.05
2030 Families	1,331	17,832	38,199
2030 Average Family Size	2.94	3.09	3.04
2025-2030 Annual Rate	1.5%	0.9%	1.1%

2025 HOUSEHOLDS BY INCOME

<\$15,000	3.6%	3.8%	4.0%
\$15,000 - \$24,999	2.9%	2.1%	2.2%
\$25,000 - \$34,999	6.1%	3.2%	4.0%
\$35,000 - \$49,999	10.7%	7.5%	7.4%
\$50,000 - \$74,999	15.3%	13.6%	13.6%
\$75,000 - \$99,999	15.8%	14.0%	13.8%
\$100,000 - \$149,999	22.8%	22.5%	21.1%
\$150,000 - \$199,999	9.5%	11.3%	12.4%
\$200,000+	13.3%	22.0%	21.5%
Average Household Income	\$115,016	\$145,436	\$144,365
Median Household Income	\$91,561	\$111,352	\$110,060
Per Capita Income	\$49,444	\$62,827	\$62,687

2025 EMPLOYED POPULATION 16+ BY INDUSTRY

Total	2,561	34,258	72,640
Agriculture/Mining	0.6%	0.3%	0.3%
Construction	3.9%	5.7%	5.6%
Manufacturing	8.7%	6.4%	6.3%
Wholesale Trade	1.4%	1.6%	1.7%
Retail Trade	10.2%	10.8%	9.4%
Transportation/Utilities	4.0%	4.5%	5.8%
Information	1%	1%	2%
Finance/Insurance/Real Estate	13.0%	12.1%	11.8%
Services	52.3%	50.8%	51.1%
Public Administration	4.7%	6.5%	6.4%

	1 MILE	3 MILES	5 MILES
2025 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	76.2%	75.9%	74.6%
Management/Business/Financial	23.4%	25.7%	26.0%
Professional	33.6%	30.6%	31.2%
Sales	9.9%	10.4%	8.9%
Administrative Support	9.3%	9.2%	8.5%
Services	13.3%	11.9%	12.2%
Blue Collar	10.5%	12.2%	13.2%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	1.6%	3.1%	3.2%
Installation/Maintenance/Repair	0.5%	1.5%	1.7%
Production	2.3%	2.5%	2.3%
Transportation/Material Moving	6.0%	5.1%	6.0%

2025 CONSUMER SPENDING

Apparel & Services: Total \$	\$4,902,929	\$72,693,365	\$156,738,961
Average Spent	\$2,398.69	\$2,978.63	\$2,974.40
Education: Total \$	\$3,564,908	\$57,503,675	\$122,296,296
Average Spent	\$1,744.08	\$2,356.23	\$2,320.79
Entertainment/Recreation: Total \$	\$8,420,623	\$125,117,055	\$267,118,625
Average Spent	\$4,119.68	\$5,126.70	\$5,069.05
Food at Home: Total \$	\$15,102,361	\$218,069,551	\$467,029,791
Average Spent	\$7,388.63	\$8,935.45	\$8,862.72
Food Away from Home: Total \$	\$8,144,891	\$122,183,902	\$263,405,710
Average Spent	\$3,984.78	\$5,006.51	\$4,998.59
Health Care: Total \$	\$16,365,035	\$233,940,218	\$495,813,629
Average Spent	\$8,006.38	\$9,585.75	\$9,408.94
HH Furnishings & Equipment: Total \$	\$5,978,194	\$88,766,263	\$189,987,401
Average Spent	\$2,924.75	\$3,637.22	\$3,605.35
Personal Care Products & Services: Total \$	\$2,121,860	\$31,733,855	\$68,347,187
Average Spent	\$1,038.09	\$1,300.30	\$1,297.01
Shelter: Total \$	\$52,706,488	\$798,850,387	\$1,729,835,426
Average Spent	\$25,785.95	\$32,733.06	\$32,826.69
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,015,115	\$104,111,899	\$223,175,856
Average Spent	\$3,432.05	\$4,266.01	\$4,235.16
Travel: Total \$	\$7,275,253	\$113,792,544	\$243,257,393
Average Spent	\$3,559.32	\$4,662.67	\$4,616.24
Vehicle Maintenance & Repairs: Total \$	\$2,792,220	\$40,113,856	\$86,320,934
Average Spent	\$1,366.06	\$1,643.67	\$1,638.09



MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA



RETAIL LEASING

SJC
VENTURES

RAY SCHUPP
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BRYAN DAVIS
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H&R
RETAIL
A MEMBER OF CHARLTON'S RETAIL ADVISORS