



MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA



Developed by



SJC VENTURES

Leased by



RETAIL
A MEMBER OF CHAIRLINKS RETAIL ADVISORS



MIDLOTHIAN DEPOT

SJC Ventures and H&R Retail are proud to announce Midlothian Depot, a new 72,000 square foot ground-up retail development with 350 apartment units in the heart of Midlothian, VA.

PROJECT

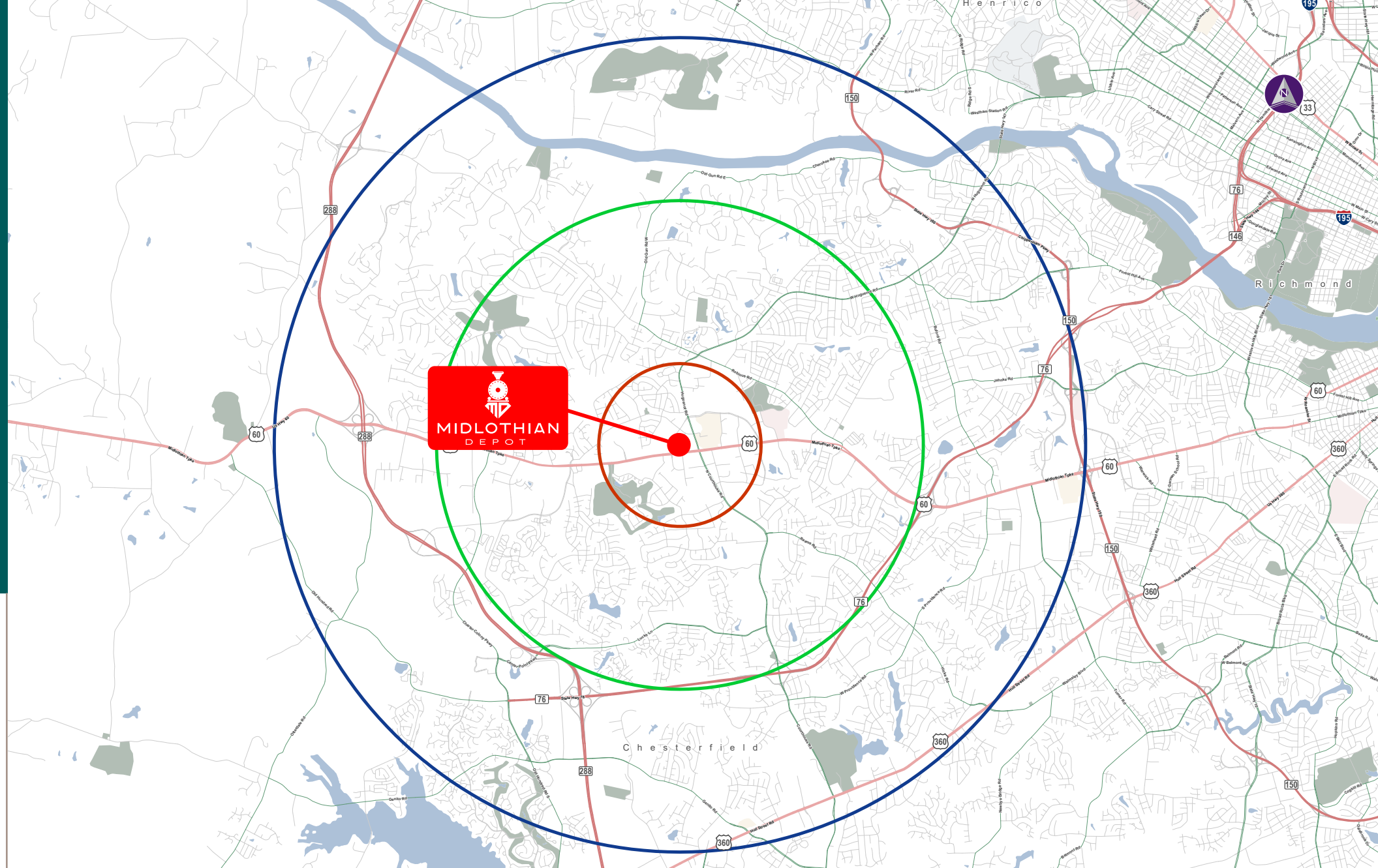
- 43,022 square foot anchor retail
- 29,848 square foot of retail and restaurant spaces available
- Parking ratio 4.60/1,000 SF
- Midlothian Turnpike access and visibility

MARKET - MIDLOTHIAN, VA






- The Midlothian neighborhood is a burgeoning commercial and residential community that combines historical ambiance with modern amenities, and what makes it a desirable choice for many.

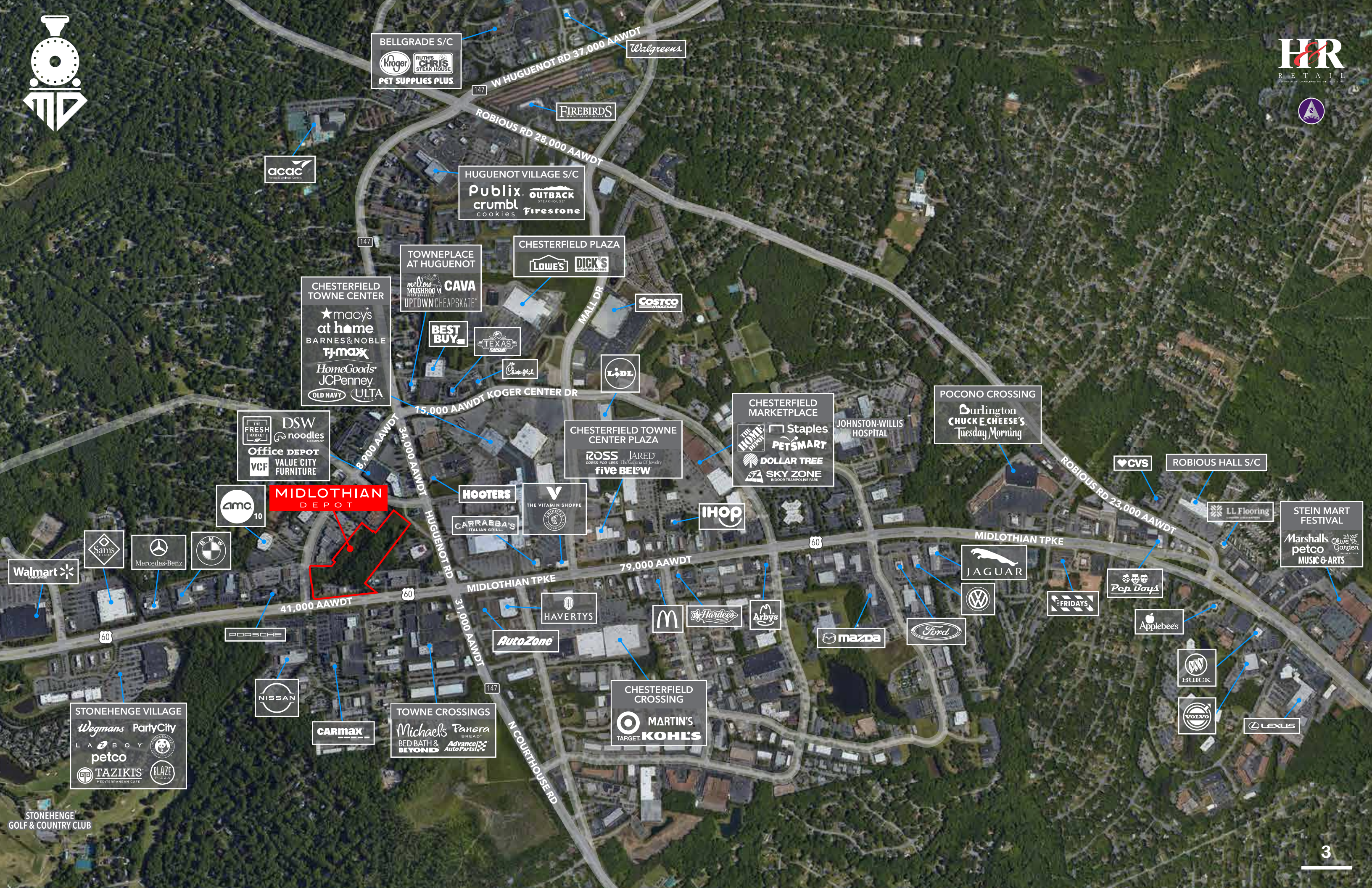
TIMING

- **CONSTRUCTION STARTS:** Q4 2023
- **SHELL CONSTRUCTION DELIVERY:** Q4 2024
- **APARTMENT DELIVERY:** Q4 2024
- **PROJECT OPENING:** Q2 2025



2022 TRADE AREA DEMOGRAPHICS

	 Total Population	 Daytime Population	 Average HH Income	 Total Businesses	 Bachelor's/Grad/Prof Degree
1 MILE	4,317	11,080	\$106,848	961	47.2%
3 MILES	58,780	63,575	\$129,567	2,595	54.3%
5 MILES	125,155	132,620	\$135,431	5,172	53.9%



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

Walgreens

FIREBIRDS

acac

HUGUENOT VILLAGE S/C
Publix
OUTBACK STEAKHOUSE
crumbl cookies
Firestone

TOWNEPLACE AT HUGUENOT
mellow MUSHROOM
CAVA
UPTOWN CHEAPSKATE

CHESTERFIELD PLAZA
LOWE'S
DICK'S SPORTING GOODS

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

BEST BUY

TEXAS ROADHOUSE

Chick-fil-A

LIDL

COSTCO WHOLESALE

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

8,900 AAWDT
34,000 AAWDT

15,000 AAWDT KOGER CENTER DR

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

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

JOHNSTON-WILLIS HOSPITAL

POCONO CROSSING
Burlington
CHUCK E. CHEESE'S
Tuesday Morning

CVS

ROBIOUS HALL S/C

amc 10
MIDLOTHIAN DEPOT

HOOTERS

THE VITAMIN SHOPPE

IHOP

CARRABBA'S ITALIAN GRILL

Walmart

Sam's CLUB

Mercedes-Benz

BMW

amc 10

PORSCHE

HAVERTYS

McDonald's

Hardee's

Arby's

AutoZone

mazda

Ford

JAGUAR

VW

FRIDAYS

Pep Boys

Applebee's

BUICK

VOLVO

LEXUS

STEIN MART FESTIVAL
Marshalls
petco
MUSIC & ARTS

LL Flooring

STONEHENGE VILLAGE
Wegmans
PartyCity
LA BOY
petco
TAZIKIS MEDITERRANEAN CAFE
BLAZE PIZZA

CARMAX

TOWNE CROSSINGS
Michaels
Panera BREAD
BED BATH & BEYOND
Advance! Auto Parts

CHESTERFIELD CROSSING
TARGET
MARTIN'S
KOHL'S

STONEHENGE GOLF & COUNTRY CLUB



OLD BUCKINGHAM RD

15,000 AAWDT KOGER CENTER DR

TAZZA
COLD STONE
Schwarzschild Jewelers

8,900 AAWDT

LIDL

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

THE FRESH MARKET
DSW
noodles & company
Office DEPOT
VALUE CITY FURNITURE
VCF

HUGUENOT RD

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

SOUTHERN STATES
Brands you trust. People who know.

goodwill

ResultsCX

VILLAGE EAST

CHESTERFIELD TOWNE CENTER PLAZA
ROSS JARED
DRESS FOOT LOCKER THE GALLERY OK JOYCE
five BELOW

amc 10

MIDLOTHIAN DEPOT

34,000 AAWDT

Sams Club

Mercedes-Benz

B.M.W.

SUBARU

carlotz

PORSCHE

INFINITI

MITSUBISHI MOTORS

79,000 AAWDT

MAJOR TENANT BLDG 100
BLDG 200
BLDG 300
BLDG 400

41,000 AAWDT

MIDLOTHIAN TURNPIKE

31,000 AAWDT

AutoZone

HAVERTYS

BURGER KING

MATTRESS Warehouse
verizon
Starbucks

60

MURRAY OLDS DR

GROVER RD

HYUNDAI

60

N COUTHUSE RD

STONEHENGE VILLAGE
Wegmans PartyCity
LA BOY
petco
TAZIKIS MEDITERRANEAN CAFE
BLAZE PIZZA

NISSAN

CARMAX

TOWNE CROSSINGS
Michaels Panera BREAD
BED BATH & BEYOND
Advance! Auto Parts

TOWNE CROSSINGS
Michaels Panera BREAD
BED BATH & BEYOND
Advance! Auto Parts

BRANCHDALE RD

LEGEND

- Signed Lease
- At Lease
- Available
- Residential



TAZZA
COLD STONE
Schwarzschild

THE FRESH MARKET
DSW noodles
Office DEPOT
VCF VALUE CITY FURNITURE

SOUTHERN STATES
Brands you trust. People who know.

gandwill

ResultsCX

VILLAGE BANK

amc 10

INFINITI

HUGUENOT TRADE CENTER

MAJOR TENANT
BLDG 100
43,022 SF

BLDG 500
2,167 SF

SHOPS
BLDG 300
8,510 SF

A
2,003 SF

SHOPS
BLDG 200
4,900 SF

SHOPS
BLDG 280
1,419 SF

PATIO 618 SF

PATIO 480 SF

MITSUBISHI MOTORS

SHOPS
BLDG 400
10,600 SF

SHOPS
BLDG 500
2,397 SF

8,900 AAWDT
PYLON

41,000 AAWDT
PYLON

MIDLOTHIAN TURNPIKE

60

CARMAX

HYUNDAI

GROVER RD

MURRAY OLDS DR

LEGEND
Signed Lease At Lease Available Residential



ALVERSER DR.

34,000 AAWDT

HUGUENOT TRADE CENTER

CHESTERFIELD TOWNE CENTER

ULTIMATE SEWING PLACE
VIKING SEWING GALLERY
PAST CHAPTERS MODERN
AUDIO EXPRESS
EXPRESS WHOLESALE KITCHEN & BATH CABINETS

PEABODY'S PIANO



WOODY FUNERAL HOME
HUGUENOT CHAPEL

HUGUENOT RD.

MAJOR TENANT
BLDG 100
43,022 SF

BLDG 500
2,167 SF

SHOPS BLDG 300
8,510 SF

SHOPS BLDG 200
4,900 SF

PATIO 480 SF

PATIO 618 SF

SHOPS BLDG 500
2,397 SF

SHOPS BLDG 400
10,600 SF



EXISTING TRAFFIC SIGNAL

41,000 AAWDT

TOWNE CROSSING

MIDLOTHIAN TURNPIKE (U.S. HWY 60)

EXISTING TRAFFIC SIGNAL

LEGEND

■	Signed Lease	■	At Lease	■	Available	■	Residential
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SHOPS BUILDING 300

A



SHOPS BUILDING 400

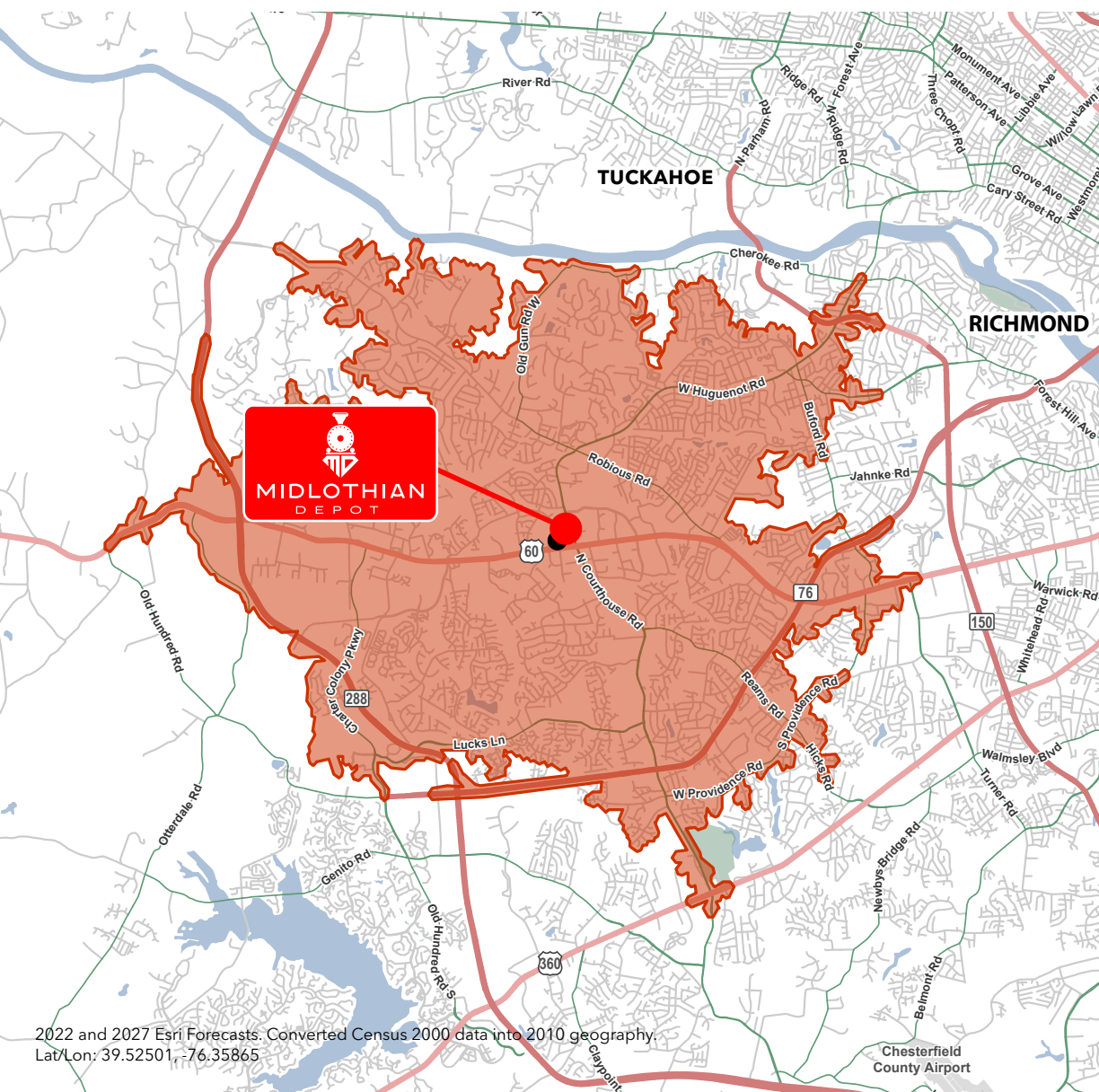
SHOPS BUILDING 500



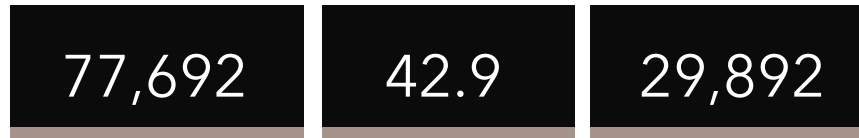
MIDLOTHIAN DEPOT



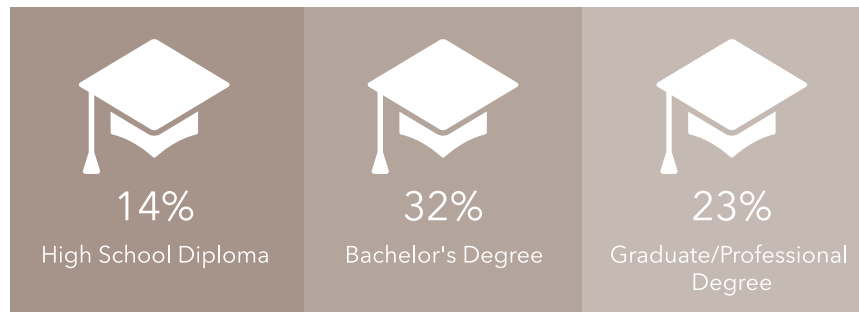
MIDLOTHIAN, VA DEMOGRAPHIC PROFILE (2022) 10 minute drive time



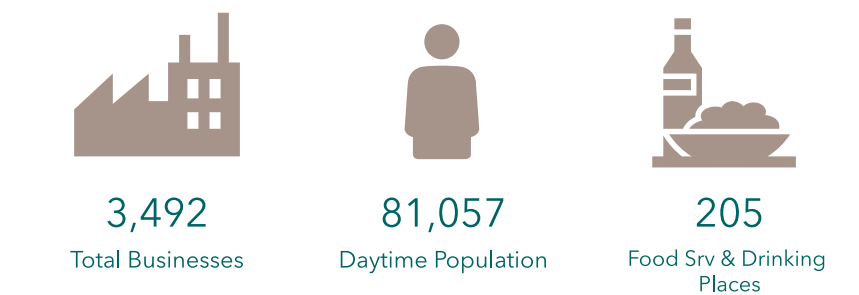
KEY FACTS



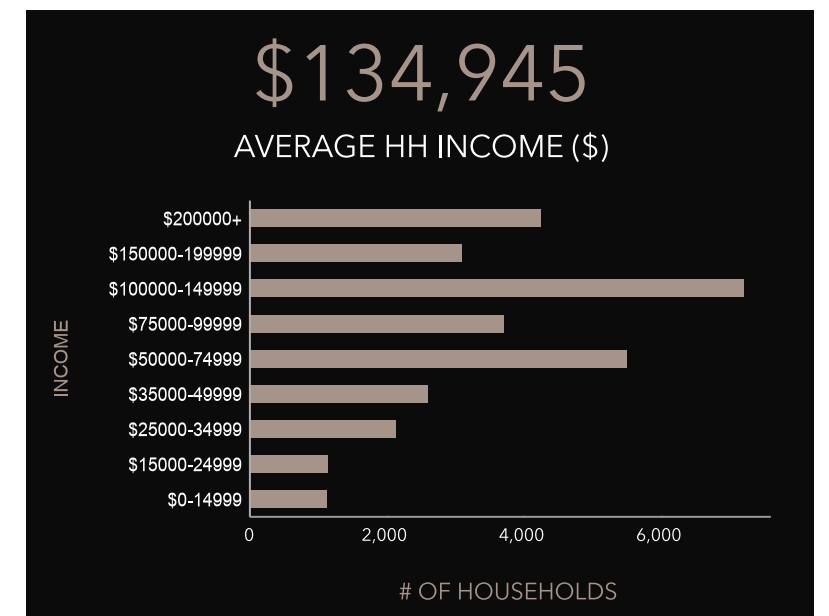
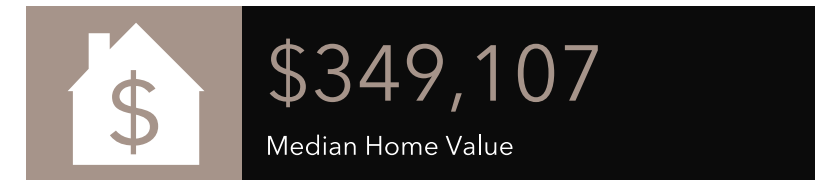
EDUCATION



BUSINESS



INCOME



TAPESTRY SEGMENTS

4B Home Improvement
4,835 (16.2%) 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.

- They are paying off student loans and second mortgages on homes.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.

1D Savvy Suburbanities
3,492 (11.7%) of households

Savvy Suburbanites 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.

1B Professional Pride
3,093 (10.3%) of households

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

- These consumers are willing to risk their accumulated wealth in the stock market.

MIDLOTHIAN DEPOT

	1 MILE	3 MILES	5 MILES
POPULATION SUMMARY			
2000 Total Population	3,657	49,665	96,047
2010 Total Population	3,609	53,974	110,327
2022 Total Population	4,317	58,780	125,155
2022 Group Quarters	40	811	1,579
2027 Total Population	4,504	60,378	128,588
2022-2027 Annual Rate	0.58%	0.54%	0.54%
2022 Total Daytime Population	11,080	63,575	132,620
Workers	8,860	33,103	67,756
Residents	2,220	30,472	64,864

2022 POPULATION BY AGE

Population Age	1 MILE	3 MILES	5 MILES
Population Age 0 - 4	4.1%	5.0%	5.3%
Population Age 5 - 9	4.4%	5.9%	6.1%
Population Age 10 - 14	4.6%	6.4%	6.7%
Population Age 15 - 24	10.8%	10.8%	11.1%
Population Age 25 - 34	11.7%	11.6%	11.4%
Population Age 35 - 44	10.8%	12.4%	12.8%
Population Age 45 - 54	12.0%	12.7%	12.8%
Population Age 55 - 64	14.3%	14.9%	14.4%
Population Age 65 - 74	15.1%	12.4%	11.8%
Population Age 75 - 84	8.7%	5.5%	5.4%
Population Age 85 +	3.5%	2.3%	2.2%
Population Age 18 +	83.4%	78.5%	77.9%
Median Age	48.1	43.3	42.4

2022 POPULATION BY SEX

	1 MILE	3 MILES	5 MILES
Male Population	1,996	27,996	59,986
Female Population	2,321	30,784	65,169

2022 POPULATION BY RACE/ETHNICITY

	1 MILE	3 MILES	5 MILES
White Alone	69.0%	72.5%	70.1%
Black Alone	15.6%	12.1%	14.0%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	4.9%	4.4%	4.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.6%	3.6%	3.7%
Two or More Races	6.8%	7.1%	7.3%
Hispanic Origin	7.6%	7.3%	7.7%
Diversity Index	46.6	47.9	43.1

2022 POPULATION 15+ BY MARITAL STATUS

	1 MILE	3 MILES	5 MILES
Total Population 15+	3,747	48,567	102,653
Never Married	27.9%	25.7%	26.1%
Married	51.6%	58.8%	58.3%
Widowed	9.5%	6.1%	6.0%
Separated or Divorced	11.2%	9.5%	9.6%

2022 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	1 MILE	3 MILES	5 MILES
Total	3,278	42,237	88,733
Less than 9th Grade	0.4%	1.6%	1.8%
9th - 12th Grade, No Diploma	1.8%	2.3%	2.8%
High School Graduate	17.3%	14.8%	14.05%
GED/Alternative Credential	3.2%	2.4%	2.6%
Some College, No Degree	22.6%	17.5%	16.5%
Associate Degree	7.7%	7.3%	7.9%
Bachelor's Degree	28.5%	31.8%	31.8%
Graduate/Professional Degree	18.7%	22.5%	22.1%

HOUSEHOLDS SUMMARY

	1 MILE	3 MILES	5 MILES
2000 Households	1,500	17,816	36,058
2000 Average Household Size	2.40	2.75	2.64
2010 Households	1,598	20,686	42,953
2010 Average Household Size	2.26	2.60	2.55
2022 Households	1,916	22,465	48,961
2022 Average Household Size	2.23	2.58	2.52
2027 Households	1,996	23,087	50,372
2027 Average Household Size	2.24	2.58	2.52
2022-2027 Annual Rate	2.24%	2.58%	2.52%
2010 Families	1,172	14,990	30,790
2010 Average Family Size	2.80	3.07	3.02
2022 Families	1,172	15,812	34,269
2022 Average Family Size	2.86	3.09	3.02
2027 Families	1,215	16,188	35,128
2027 Average Family Size	2.86	3.09	3.02
2022-2027 Annual Rate	0.72%	0.47%	0.50%

HOUSING UNIT SUMMARY

	1 MILE	3 MILES	5 MILES
2022 Housing Units	2,016	23,352	51,355
Owner Occupied Housing Units	66.6%	77.5%	73.9%
Renter Occupied Housing Units	28.4%	18.7%	21.5%
Vacant Housing Units	5.0%	3.8%	4.7%

2022 HOUSEHOLDS BY INCOME

	1 MILE	3 MILES	5 MILES
<\$15,000	3.1%	3.3%	3.2%
\$15,000 - \$24,999	3.0%	3.2%	3.8%
\$25,000 - \$34,999	7.5%	6.1%	6.3%
\$35,000 - \$49,999	10.5%	8.3%	7.9%
\$50,000 - \$74,999	24.7%	17.8%	17.1%
\$75,000 - \$99,999	8.6%	12.4%	11.7%
\$100,000 - \$149,999	25.4%	25.3%	23.3%
\$150,000 - \$199,999	9.7%	10.0%	11.0%
\$200,000+	7.4%	13.6%	15.7%
Average Household Income	\$106,848	\$129,567	\$135,431
Median Household Income	\$77,532	\$97,289	\$99,964
Per Capita Income	\$45,502	\$50,242	\$52,800

2022 OWNER OCCUPIED HOUSING UNITS BY VALUE

	1 MILE	3 MILES	5 MILES
Total	1,343	18,087	37,940
<\$50,000	6.5%	1.5%	1.2%
\$50,000 - \$99,999	0.1%	0.2%	0.1%
\$100,000 - \$149,999	2.2%	1.4%	1.8%
\$150,000 - \$199,999	5.0%	7.1%	6.7%
\$200,000 - \$249,999	28.4%	17.4%	15.1%
\$250,000 - \$299,999	20.0%	17.4%	16.3%
\$300,000 - \$399,999	13.2%	20.5%	18.3%
\$400,000 - \$499,999	19.7%	18.2%	18.8%
\$500,000 - \$749,999	2.9%	14.1%	17.4%
\$750,000 - \$999,999	1.9%	1.8%	3.1%
\$1,000,000 +	0.0%	0.4%	1.0%
Average Home Value	\$307,608	\$365,700	\$394,754

2022 EMPLOYED POPULATION 16+ BY INDUSTRY

	1 MILE	3 MILES	5 MILES
Total	2,132	28,608	60,913
Agriculture/Mining	0.3%	0.4%	0.3%
Construction	5.3%	5.5%	4.9%
Manufacturing	8.6%	6.2%	5.9%
Wholesale Trade	2.8%	2.4%	2.2%
Retail Trade	16.5%	11.5%	10.9%
Transportation/Utilities	5.7%	5.1%	5.9%
Information	1.5%	1.4%	1.5%
Finance/Insurance/Real Estate	7.4%	10.0%	11.5%
Services	48.0%	51.6%	51.1%
Public Administration	3.8%	6.0%	5.8%

2022 EMPLOYED POPULATION 16+ BY OCCUPATION

	1 MILE	3 MILES	5 MILES
White Collar	74.5%	76.2%	75.3%
Management/Business/Financial	16.8%	22.4%	24.1%
Professional	33.5%	32.4%	30.4%
Sales	14.3%	10.6%	10.2%
Administrative Support	9.9%	10.8%	10.7%
Services	12.1%	10.9%	11.4%
Blue Collar	13.2%	12.9%	13.3%
Farming/Forestry/Fishing	0.0%	0.1%	0.0%
Construction/Extraction	1.7%	2.6%	2.6%
Installation/Maintenance/Repair	3.8%	2.5%	2.3%
Production	3.1%	2.6%	2.5%
Transportation/Material Moving	4.5%	5.1%	5.8%

2022 CONSUMER SPENDING

	1 MILE	3 MILES	5 MILES
Apparel & Services: Total \$	\$4,626,461	\$64,970,589	\$148,800,509
Average Spent	\$2,414.65	\$2,892.08	\$3,039.16
Education: Total \$	\$4,238,928	\$574,47,411	\$128,897,020
Average Spent	\$2,212.38	\$2,557.2	\$2,632.65
Entertainment/Recreation: Total \$	\$7,117,534	\$99,878,299	\$227,604,430
Average Spent	\$3,714.79	\$4,445.95	\$4,648.69
Food at Home: Total \$	\$11,820,481	\$162,956,312	\$373,404,930
Average Spent	\$6,169.35	\$7,253.79	\$7,626.58
Food Away from Home: Total \$	\$8,132,143	\$115,296,840	\$264,732,524
Average Spent	\$4,244.33	\$5,132.29	\$5,407.01
Health Care: Total \$	\$13,725,008	\$190,791,587	\$436,058,814
Average Spent	\$7,163.37	\$8,492.84	\$8,906.25
HH Furnishings & Equipment: Total \$	\$4,990,366	\$71,495,009	\$163,140,776
Average Spent	\$2,604.58	\$3,182.51	\$3,332.06
Personal Care Products & Services: Total \$	\$1,997,616	\$27,991,287	\$64,000,177
Average Spent	\$1,042.6	\$1,246.00	\$1,307.17
Shelter: Total \$	\$45,203,348	\$627,653,934	\$1,430,793,341
Average Spent	\$23,592.56	\$27,939.19	\$29,223.12
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,240,697	\$77,148,922	\$176,277,944
Average Spent	\$2,735.23	\$3,434.18	\$3,600.37
Travel: Total \$	\$5,708,617	\$82,954,096	\$188,127,848
Average Spent	\$2,979.45	\$3,692.59	\$3,842.40
Vehicle Maintenance & Repairs: Total \$	\$2,407,682	\$33,579,441	\$77,080,842
Average Spent	\$1,256.62	\$1,494.74	\$1,574.33



MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA



RETAIL LEASING



RAY SCHUPP
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