# MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA


Developed by

SJC VENTURES

Leased by

H&R RETAIL

# MIDLOTHIAN DEPOT

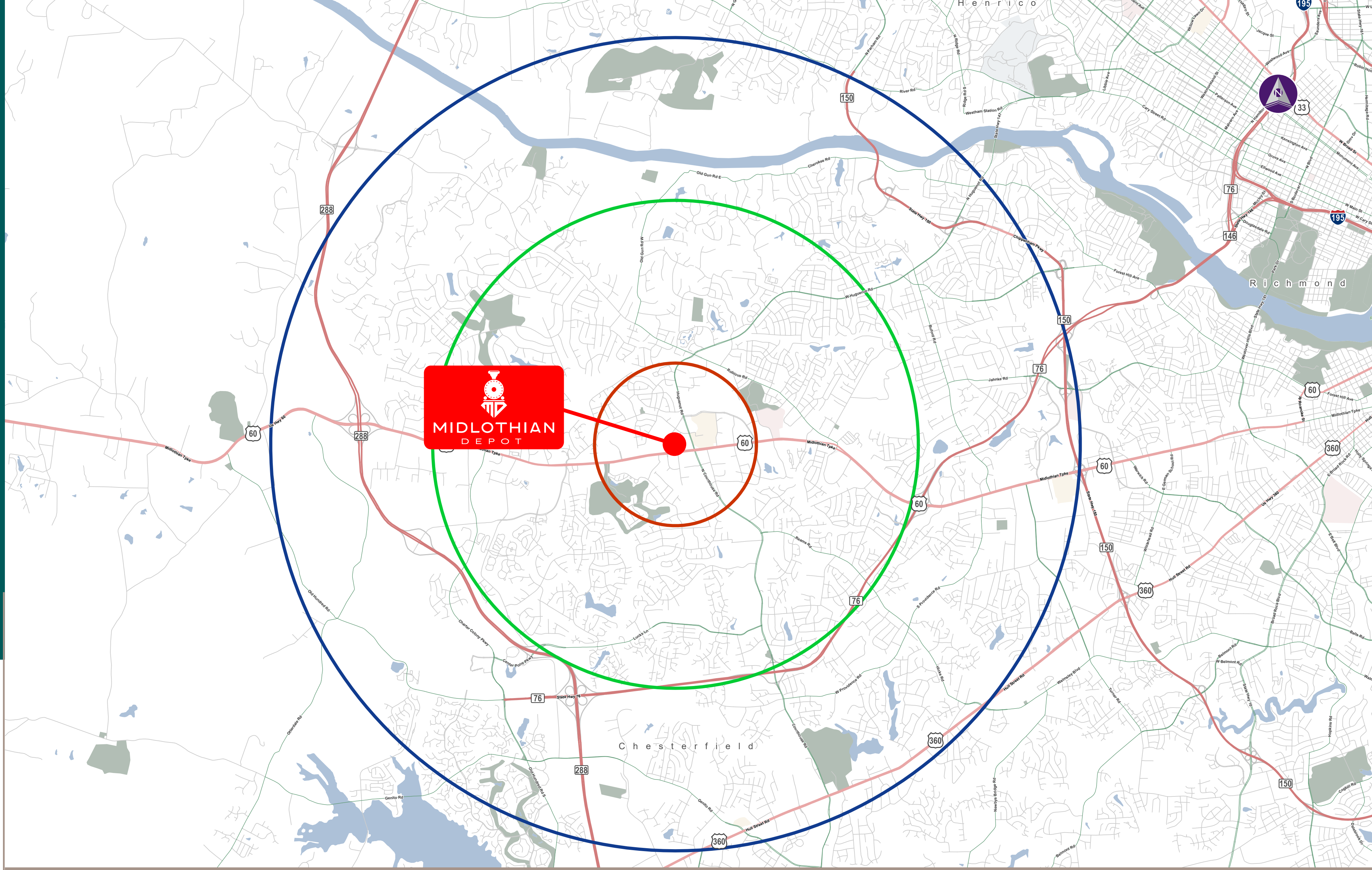
SJC Ventures and H&R Retail are proud to announce Midlothian Depot, a new 87,472 square foot ground-up retail development with 60 townhomes in the heart of Chesterfield, VA.

## 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

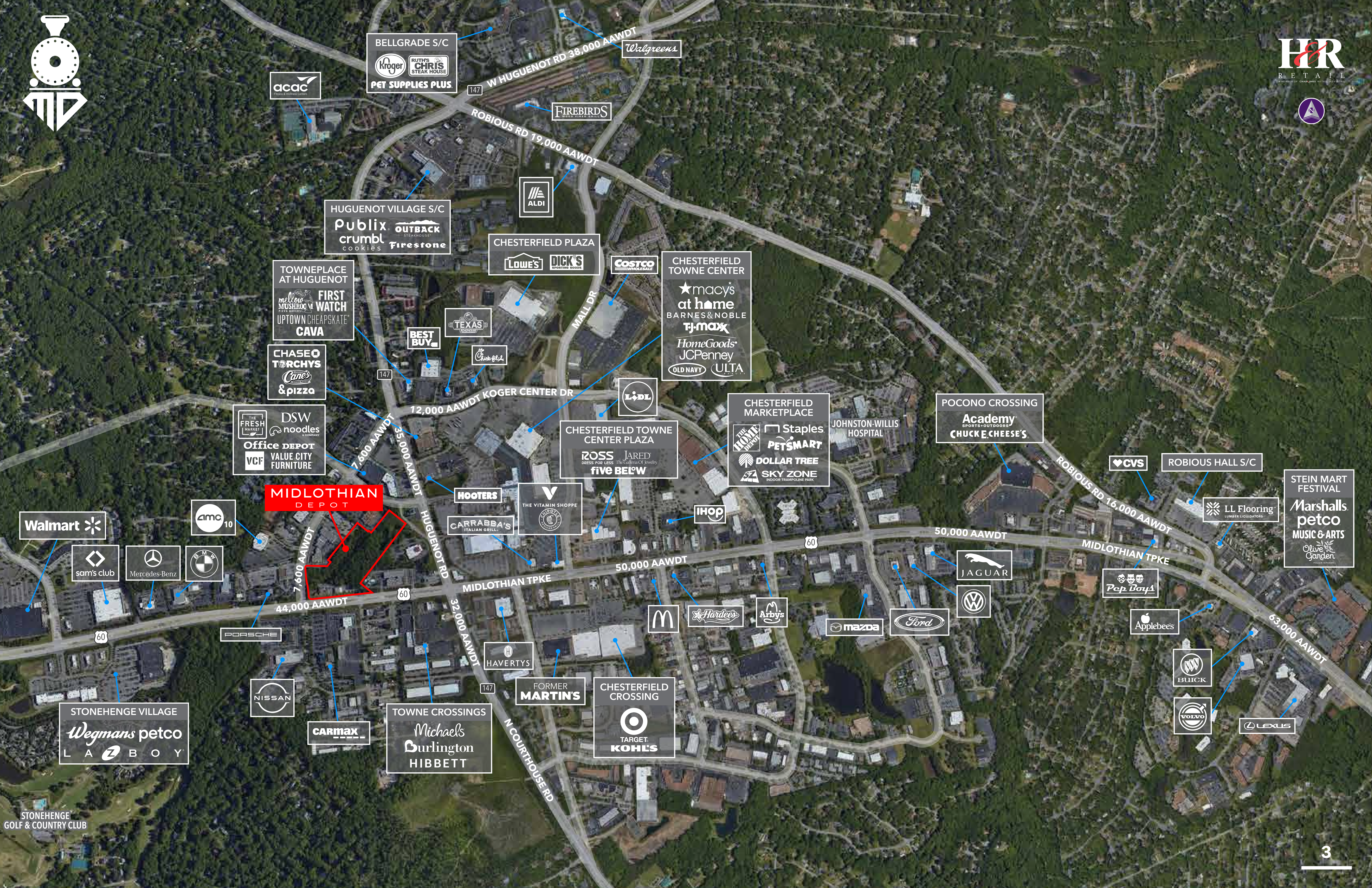
## TIMING

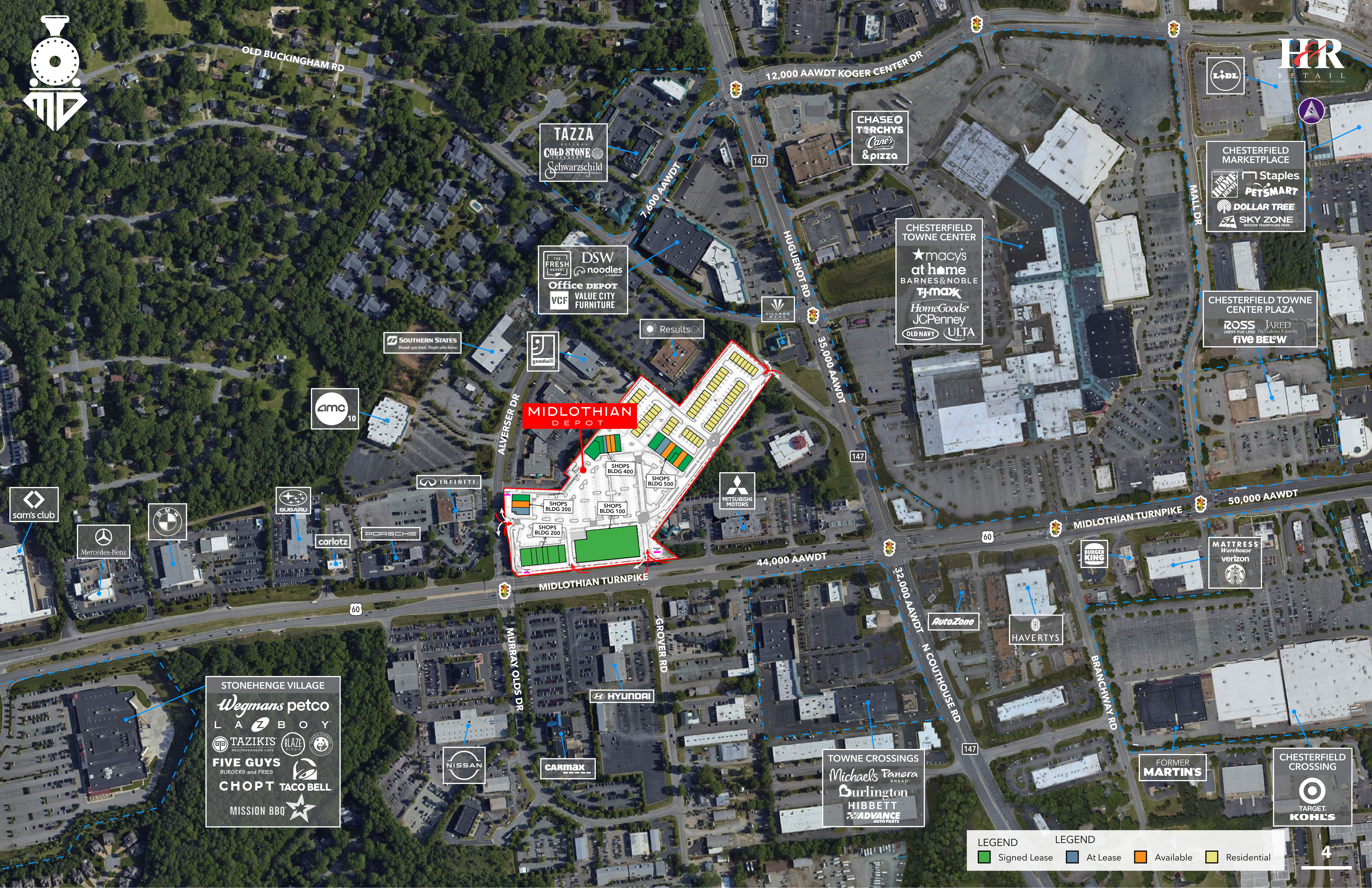
- **CONSTRUCTION STARTS:** Q2 2025
- **SHELL CONSTRUCTION DELIVERY:** APRIL 2026
- **TOWNHOME PAD DELIVERY:** Q3 2025
- **PROJECT OPENING:** Q2 2027




## 2026 TRADE AREA DEMOGRAPHICS

| | Total Population | Daytime Population | Average HH Income | Total Businesses | Bachelor's/Grad/Prof Degree |
|---|---|---|---|---|---|
| 1 MILE | 4,900 | 12,847 | $119,847 | 987 | 58.8% |
| 3 MILES | 62,036 | 69,082 | $146,968 | 2,837 | 58.8% |
| 5 MILES | 133,630 | 146,099 | $148,735 | 5,426 | 58.0% |


BELLGRADE S/C
Kroger
RUTH'S CHRIS STEAK HOUSE
PET SUPPLIES PLUS
Walgreens
W HUGUENOT RD 38,000 AAWDT
147
acac
FIREBIRDS
ROBIOUS RD 19,000 AAWDT
ALDI
HUGUENOT VILLAGE S/C
Publix
OUTBACK STEAKHOUSE
crumbl cookies
Firestone
CHESTERFIELD PLAZA
LOWE'S
DICK'S SPORTING GOODS
COSTCO WHOLESALE
CHESTERFIELD TOWNE CENTER
macy's
at home
BARNES&NOBLE
TJ·maxx
HomeGoods
JCPenney
OLD NAVY
ULTA
TOWNEPLACE AT HUGUENOT
mellow mushroom
FIRST WATCH
UPTOWN CHEAPSKATE
CAVA
TEXAS ROADHOUSE
BEST BUY
Chick-fil-A
MALL DR
CHASE
TORCHYS
Cane's
&pizza
12,000 AAWDT KOGER CENTER DR
LIDL
THE FRESH MARKET
DSW
noodles & company
Office DEPOT
VCF VALUE CITY FURNITURE
7,600 AAWDT
35,000 AAWDT
CHESTERFIELD TOWNE CENTER PLAZA
ROSS DRESS FOR LESS
JARED
five BELOW
CHESTERFIELD MARKETPLACE
THE HOME DEPOT
Staples
PETSMART
DOLLAR TREE
SKY ZONE
JOHNSTON-WILLIS HOSPITAL
POCONO CROSSING
Academy SPORTS+OUTDOORS
CHUCK E. CHEESE'S
ROBIOUS RD 16,000 AAWDT
CVS
ROBIOUS HALL S/C
LL Flooring
STEIN MART FESTIVAL
Marshalls
petco
MUSIC & ARTS
Olive Garden
MIDLOTHIAN DEPOT
HOOTERS
THE VITAMIN SHOPPE
CHIPOTLE
CARRABBA'S ITALIAN GRILL
IHOP
HUGUENOT RD
50,000 AAWDT
50,000 AAWDT
MIDLOTHIAN TPKE
60
JAGUAR
Walmart
amc 10
sam's club
Mercedes-Benz
BMW
7,600 AAWDT
44,000 AAWDT
MIDLOTHIAN TPKE
Hardee's
Arby's
mazda
Ford
VW
Pep Boys
Applebee's
63,000 AAWDT
PORSCHE
32,000 AAWDT
HAVERTYS
147
BUICK
VOLVO
LEXUS
NISSAN
FORMER MARTIN'S
CHESTERFIELD CROSSING
TARGET
KOHL'S
STONEHENGE VILLAGE
Wegmans
petco
LA-Z-BOY
CARMAX
TOWNE CROSSINGS
Michaels
Burlington
HIBBETT
N COURTHOUSE RD
STONEHENGE GOLF & COUNTRY CLUB
H&R RETAIL



H&R RETAIL
OLD BUCKINGHAM RD
12,000 AAWDT KOGER CENTER DR
7,600 AAWDT
TAZZA
COLD STONE
Schwarzschild
CHASE
TORCHYS
Cane's
&pizza
LIDL
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VCF VALUE CITY FURNITURE
ResultsCX
SOUTHERN STATES
goodwill
35,000 AAWDT
amc 10
ALVERSER DR
MIDLOTHIAN DEPOT
SHOPS BLDG 400
SHOPS BLDG 500
SHOPS BLDG 300
SHOPS BLDG 100
SHOPS BLDG 200
MITSUBISHI MOTORS
50,000 AAWDT
MIDLOTHIAN TURNPIKE
sam's club
Mercedes-Benz
SUBARU
INFINITI
carlotz
PORSCHE
44,000 AAWDT
MIDLOTHIAN TURNPIKE
BURGER KING
MATTRESS Warehouse
verizon
AutoZone
HAVERTYS
32,000 AAWDT
N COUTHOUSE RD
BRANCHWAY RD
MURRAY OLDS DR
GROVER RD
HYUNDAI
NISSAN
carmax
STONEHENGE VILLAGE
Wegmans
petco
LA-Z-BOY
TAZIKI'S
BLAZE PIZZA
FIVE GUYS BURGERS and FRIES
CHOPT
TACO BELL
MISSION BBQ
TOWNE CROSSINGS
Michaels
Panera BREAD
Burlington
HIBBETT
ADVANCE AUTO PARTS
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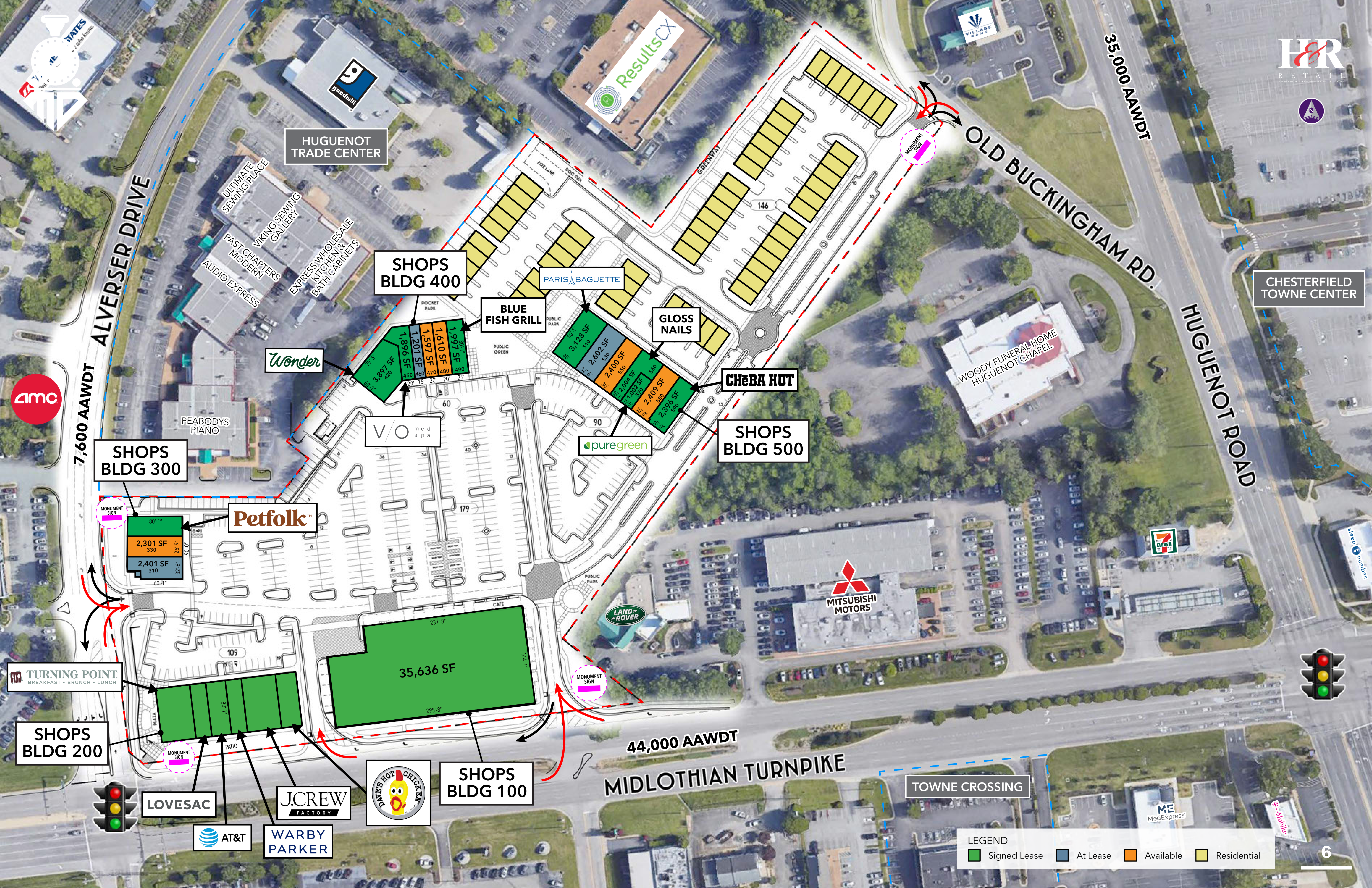
H&R RETAIL
HUGUENOT TRADE CENTER
ULTIMATE SEWING PLACE
VIKING SEWING GALLERY
PAST CHAPTERS MODERN
AUDIO EXPRESS
EXPRESS WHOLESALE KITCHEN & BATH CABINETS
ALVERSER DRIVE
7,600 AAWDT
amc
PEABODYS PIANO
SHOPS BLDG 400
3,897 SF
1,896 SF
1,201 SF
1,597 SF
1,610 SF
1,997 SF
Wonder
V/O med spa
BLUE FISH GRILL
PARIS BAGUETTE
3,128 SF
2,602 SF
2,400 SF
2,004 SF
1,002 SF
2,409 SF
2,396 SF
GLOSS NAILS
CHeBA HUT
SHOPS BLDG 500
puregreen
SHOPS BLDG 300
Petfolk
2,301 SF
2,401 SF
MONUMENT SIGN
TURNING POINT
BREAKFAST • BRUNCH • LUNCH
SHOPS BLDG 200
35,636 SF
SHOPS BLDG 100
LOVESAC
AT&T
WARBY PARKER
J.CREW FACTORY
DAVE'S HOT CHICKEN
44,000 AAWDT
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HUGUENOT ROAD
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VILLAGE BANK
7 ELEVEN
sleep number
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Available
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ORGANIC FOOD MARKET
BUILDING 200
BUILDING 300
StyleByYou
SUNNY SIDE
FITCOURT

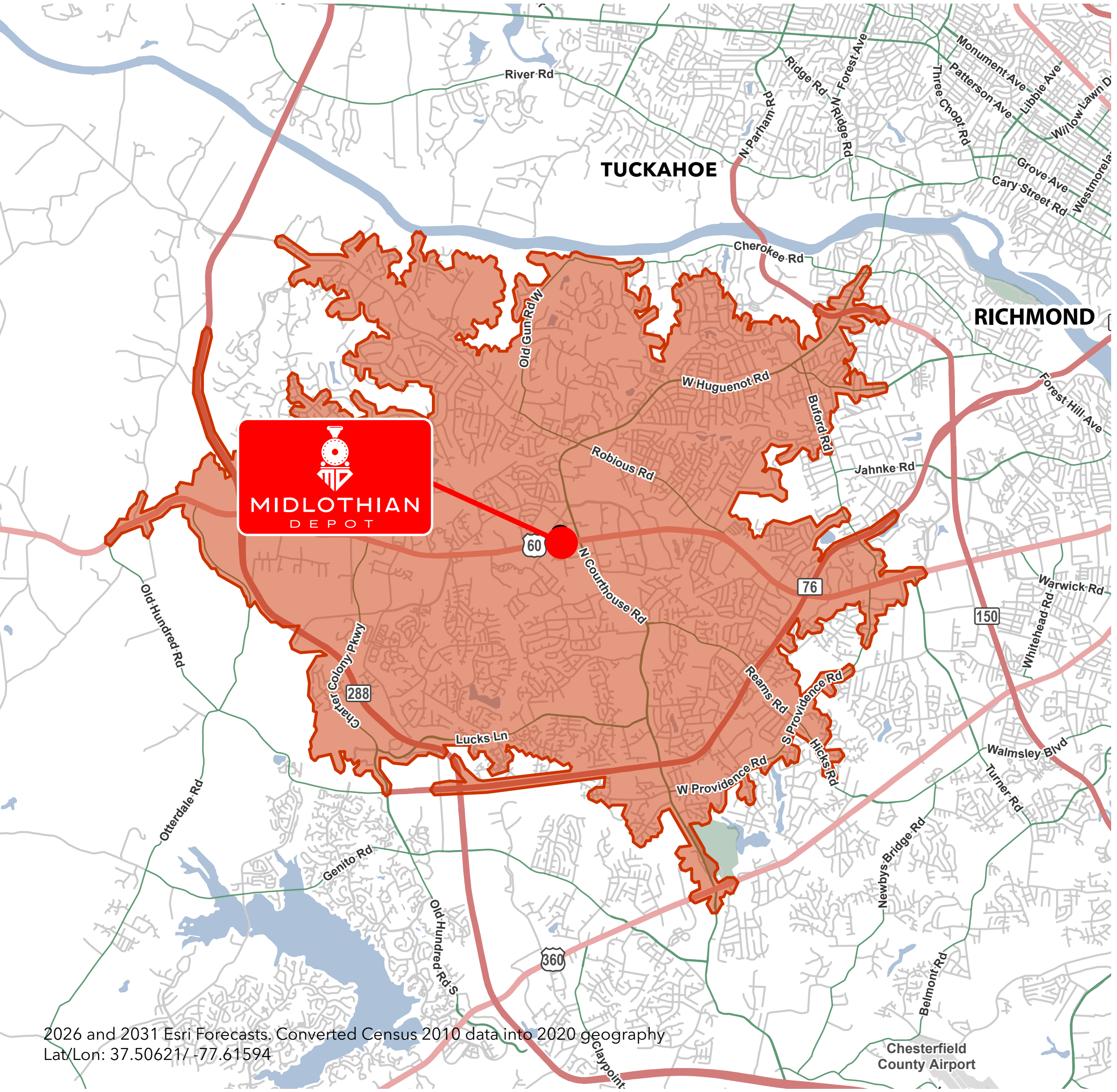

BUILDING 400
BUILDING 500
ORGANIC FOOD

# MIDLOTHIAN
DEPOT

## MIDLOTHIAN, VA

DEMOGRAPHIC PROFILE (2026)

10 minute drive time




2026 and 2031 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 37.50621/-77.61594

### KEY FACTS

| 55,240 | 42.8 | 21,816 |
|---|---|---|
| Population | Median Age | Households |

### EDUCATION

| 14% | 35% | 22% |
|---|---|---|
| High School Diploma | Bachelor's Degree | Graduate/Professional Degree |

### BUSINESS

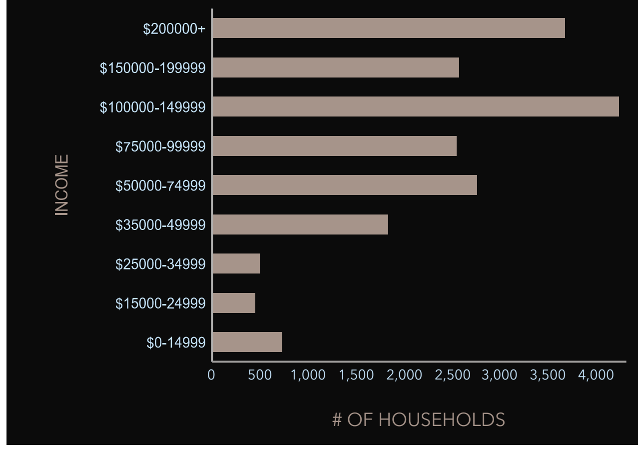
| 2,716 | 63,005 | 186 |
|---|---|---|
| Total Businesses | Daytime Population | Food Srv & Drinking Places |

### INCOME

$107,771
Median Household Income

$56,919
Median Home Value

$142,671
AVERAGE HH INCOME ($)




### 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 planing 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 | 3,609 | 54,133 | 110,346 |
| **2026 Total Population** | **4,900** | **62,036** | **133,630** |
| 2026 Group Quarters | 37 | 722 | 1,472 |
| 2031 Total Population | 5,129 | 64,564 | 140,406 |
| 2026-2031 Annual Rate | 0.92% | 0.80% | 0.99% |
| **2026 Total Daytime Population** | **12,847** | **69,082** | **146,099** |
| Workers | 10,574 | 38,609 | 80,660 |
| Residents | 2,273 | 30,473 | 65,439 |

| **2026 POPULATION BY AGE** | | | |
|---|---|---|---|
| Population Age 0 - 4 | 4.4% | 5.2% | 5.1% |
| Population Age 5 - 9 | 4.7% | 5.9% | 5.7% |
| Population Age 10 - 14 | 4.4% | 6.5% | 6.3% |
| Population Age 15 - 24 | 11.2% | 11.7% | 11.8% |
| Population Age 25 - 34 | 11.4% | 10.7% | 11.2% |
| Population Age 35 - 44 | 13.7% | 13.3% | 13.2% |
| Population Age 45 - 54 | 12.0% | 12.6% | 12.7% |
| Population Age 55 - 64 | 11.8% | 11.8% | 12.0% |
| Population Age 65 - 74 | 13.5% | 12.1% | 11.8% |
| Population Age 75 - 84 | 9.9% | 7.9% | 7.8% |
| Population Age 85 + | 2.9% | 2.4% | 2.4% |
| Population Age 18 + | 82.7% | 78.5% | 79.0% |
| **Median Age** | **45.1** | **42.7** | **42.5** |

| **2026 POPULATION BY SEX** | | | |
|---|---|---|---|
| Male Population | 2,339 | 30,050 | 64,789 |
| Female Population | 2,561 | 31,986 | 68,841 |

| **2026 POPULATION BY RACE/ETHNICITY** | | | |
|---|---|---|---|
| White Alone | 66.5% | 70.1% | 67.9% |
| Black Alone | 16.6% | 13.0% | 14.8% |
| American Indian Alone | 0.2% | 0.3% | 0.3% |
| Asian Alone | 5.2% | 4.7% | 5.0% |
| Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| Some Other Race Alone | 4.1% | 4.1% | 4.2% |
| Two or More Races | 7.3% | 7.6% | 7.8% |
| Hispanic Origin | 9.1% | 8.5% | 8.9% |
| Diversity Index | 60.0 | 56.2 | 58.7 |

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **2026 POPULATION 15+ BY MARITAL STATUS** | | | |
| Total Population 15+ | 4,241 | 51,147 | 110,748 |
| Never Married | 23.1% | 25.7% | 27.0% |
| Married | 56.8% | 58.3% | 57.5% |
| Widowed | 8.6% | 5.7% | 5.8% |
| Separated or Divorced | 11.5% | 10.3% | 9.7% |

| **2026 POPULATION 25+ BY EDUCATIONAL ATTAINMENT** | | | |
|---|---|---|---|
| **Total** | **3,690** | **43,863** | **94,942** |
| Less than 9th Grade | 2.2% | 1.9% | 2.3% |
| 9th - 12th Grade, No Diploma | 1.4% | 2.4% | 2.4% |
| High School Graduate | 11.1% | 12.9% | 12.7% |
| GED/Alternative Credential | 1.9% | 2.3% | 2.1% |
| Some College, No Degree | 14.9% | 12.9% | 13.8% |
| Associate Degree | 9.7% | 8.8% | 8.7% |
| Bachelor's Degree | 36.5% | 36.0% | 33.7% |
| Graduate/Professional Degree | 22.3% | 22.8% | 24.3% |

| **HOUSING UNIT SUMMARY** | | | |
|---|---|---|---|
| **2026 Housing Units** | **2,327** | **24,904** | **55,585** |
| Owner Occupied Housing Units | 56.3% | 75.4% | 69.9% |
| Renter Occupied Housing Units | 38.1% | 21.4% | 25.4% |
| Vacant Housing Units | 5.6% | 3.2% | 4.7% |

| **2026 OWNER OCCUPIED HOUSING UNITS BY VALUE** | | | |
|---|---|---|---|
| Total | 1,310 | 18,771 | 38,837 |
| <$50,000 | 0.8% | 0.7% | 0.6% |
| $50,000 - $99,999 | 0.3% | 0.2% | 0.1% |
| $100,000 - $149,999 | 0.0% | 0.1% | 0.2% |
| $150,000 - $199,999 | 0.2% | 0.4% | 0.5% |
| $200,000 - $249,999 | 3.2% | 3.2% | 2.9% |
| $250,000 - $299,999 | 9.6% | 8.5% | 8.0% |
| $300,000 - $399,999 | 38.5% | 39.1% | 34.7% |
| $400,000 - $499,999 | 26.3% | 21.1% | 21.0% |
| $500,000 - $749,999 | 17.6% | 20.8% | 22.3% |
| $750,000 - $999,999 | 1.5% | 3.9% | 6.4% |
| $1,000,000 - $1,499,999 | 0.1% | 1.1% | 2.3% |
| $1,500,000 - $1,999,999 | 0.0% | 0.1% | 0.3% |
| $2,000,000 + | 1.1% | 0.9% | 0.6% |
| **Average Home Value** | **$455,635** | **$461,378** | **$490,403** |

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **HOUSEHOLDS SUMMARY** | | | |
| 2010 Households | 1,598 | 20,733 | 42,960 |
| 2010 Average Household Size | 2.26 | 2.60 | 2.55 |
| **2026 Households** | **2,197** | **24,097** | **52,970** |
| 2026 Average Household Size | 2.21 | 2.54 | 2.49 |
| 2031 Households | 2,316 | 25,251 | 56,043 |
| 2031 Average Household Size | 2.20 | 2.53 | 2.48 |
| 2026-2031 Annual Rate | 1.06% | 0.94% | 1.13% |
| 2026 Families | 1,333 | 16,688 | 36,210 |
| 2026 Average Family Size | 2.91 | 3.10 | 3.05 |
| 2031 Families | 1,398 | 17,439 | 38,160 |
| 2031 Average Family Size | 2.90 | 3.08 | 3.03 |
| 2026-2031 Annual Rate | 0.96% | 0.88% | 1.05% |

| **2026 HOUSEHOLDS BY INCOME** | | | |
|---|---|---|---|
| <$15,000 | 3.4% | 3.6% | 3.9% |
| $15,000 - $24,999 | 3.1% | 2.2% | 2.3% |
| $25,000 - $34,999 | 4.3% | 2.4% | 2.9% |
| $35,000 - $49,999 | 12.0% | 8.7% | 8.5% |
| $50,000 - $74,999 | 15.7% | 13.8% | 13.8% |
| $75,000 - $99,999 | 14.2% | 12.7% | 12.4% |
| $100,000 - $149,999 | 22.5% | 22.6% | 20.8% |
| $150,000 - $199,999 | 11.7% | 13.6% | 14.5% |
| $200,000+ | 13.3% | 20.4% | 20.9% |
| **Average Household Income** | **$119,847** | **$146,968** | **$148,735** |
| Median Household Income | $94,588 | $111,984 | $111,735 |
| Per Capita Income | $51,677 | $58,012 | $58,920 |

| **2026 EMPLOYED POPULATION 16+ BY INDUSTRY** | | | |
|---|---|---|---|
| Total | 2,658 | 31,957 | 69,124 |
| Agriculture/Mining | 0.3% | 0.6% | 0.4% |
| Construction | 4.6% | 6.8% | 6.3% |
| Manufacturing | 3.7% | 4.7% | 5.5% |
| Wholesale Trade | 2.0% | 1.8% | 2.0% |
| Retail Trade | 12.9% | 10.8% | 9.9% |
| Transportation/Utilities | 2.4% | 2.7% | 3.8% |
| Information | 2.6% | 1.2% | 1.4% |
| Finance/Insurance/Real Estate | 11.8% | 12.1% | 11.3% |
| Services | 50.5% | 53.5% | 53.0% |
| Public Administration | 9.0% | 5.8% | 6.2% |

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **2026 EMPLOYED POPULATION 16+ BY OCCUPATION** | | | |
| **White Collar** | **81.1%** | **76.6%** | **75.0%** |
| Management/Business/Financial | 22.8% | 24.4% | 24.8% |
| Professional | 33.5% | 31.8% | 31.7% |
| Sales | 11.3% | 11.4% | 9.8% |
| Administrative Support | 13.5% | 9.0% | 8.7% |
| Services | 10.8% | 11.9% | 12.8% |
| **Blue Collar** | **8.1%** | **11.5%** | **12.2%** |
| Farming/Forestry/Fishing | 0.0% | 0.2% | 0.1% |
| Construction/Extraction | 0.1% | 3.6% | 3.3% |
| Installation/Maintenance/Repair | 1.7% | 1.9% | 2.0% |
| Production | 2.2% | 2.2% | 2.3% |
| Transportation/Material Moving | 4.1% | 3.6% | 4.5% |

| **2026 CONSUMER SPENDING** | | | |
|---|---|---|---|
| Apparel & Services: Total $ | $5,426,847 | $71,481,215 | $159,630,875 |
| Average Spent | $2,470.12 | $2,966.39 | $3,013.61 |
| Education: Total $ | $4,287,875 | $61,472,532 | $135,981,934 |
| Average Spent | $1,951.70 | $2,551.05 | $2,567.15 |
| Entertainment/Recreation: Total $ | $9,397,875 | $124,767,946 | $275,969,522 |
| Average Spent | $4,277.59 | $5,177.74 | $5,209.92 |
| Food at Home: Total $ | $17,008,629 | $219,522,901 | $487,628,552 |
| Average Spent | $7,741.75 | $9,109.97 | $9,205.75 |
| Food Away from Home: Total $ | $9,420,312 | $125,216,349 | $279,749,021 |
| Average Spent | $4,287.81 | $5,196.35 | $5,281.27 |
| Health Care: Total $ | $17,905,764 | $229,722,306 | $505,060,745 |
| Average Spent | $8,150.10 | $9,533.23 | $9,534.85 |
| HH Furnishings & Equipment: Total $ | $6,166,173 | $82,144,516 | $182,482,464 |
| Average Spent | $2,806.63 | $3,408.91 | $3,445.02 |
| Personal Care Products & Services: Total $ | $2,441,413 | $32,729,729 | $73,152,840 |
| Average Spent | $1,111.25 | $1,358.25 | $1,381.02 |
| Shelter: Total $ | $57,774,467 | $781,076,350 | $1,756,291,149 |
| Average Spent | $26,296.98 | $32,413.84 | $33,156.34 |
| Support Payments/Cash Contributions/Gifts in Kind: Total $ | $6,945,020 | $91,002,034 | $201,629,888 |
| Average Spent | $3,161.14 | $3,776.49 | $3,806.49 |
| Travel: Total $ | $7,896,344 | $109,712,333 | $242,856,992 |
| Average Spent | $3,594.15 | $4,552.95 | $4,584.80 |
| Vehicle Maintenance & Repairs: Total $ | $2,697,731 | $34,894,216 | $77,732,936 |
| Average Spent | $1,227.92 | $1,448.07 | $1,467.49 |

2026 and 2031 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 37.50621/ -77.61594

# MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA

RETAIL LEASING

SJC VENTURES


**RAY SCHUPP**
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