



MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA



Developed by

SJC
VENTURES

Leased by

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



MIDLOTHIAN DEPOT

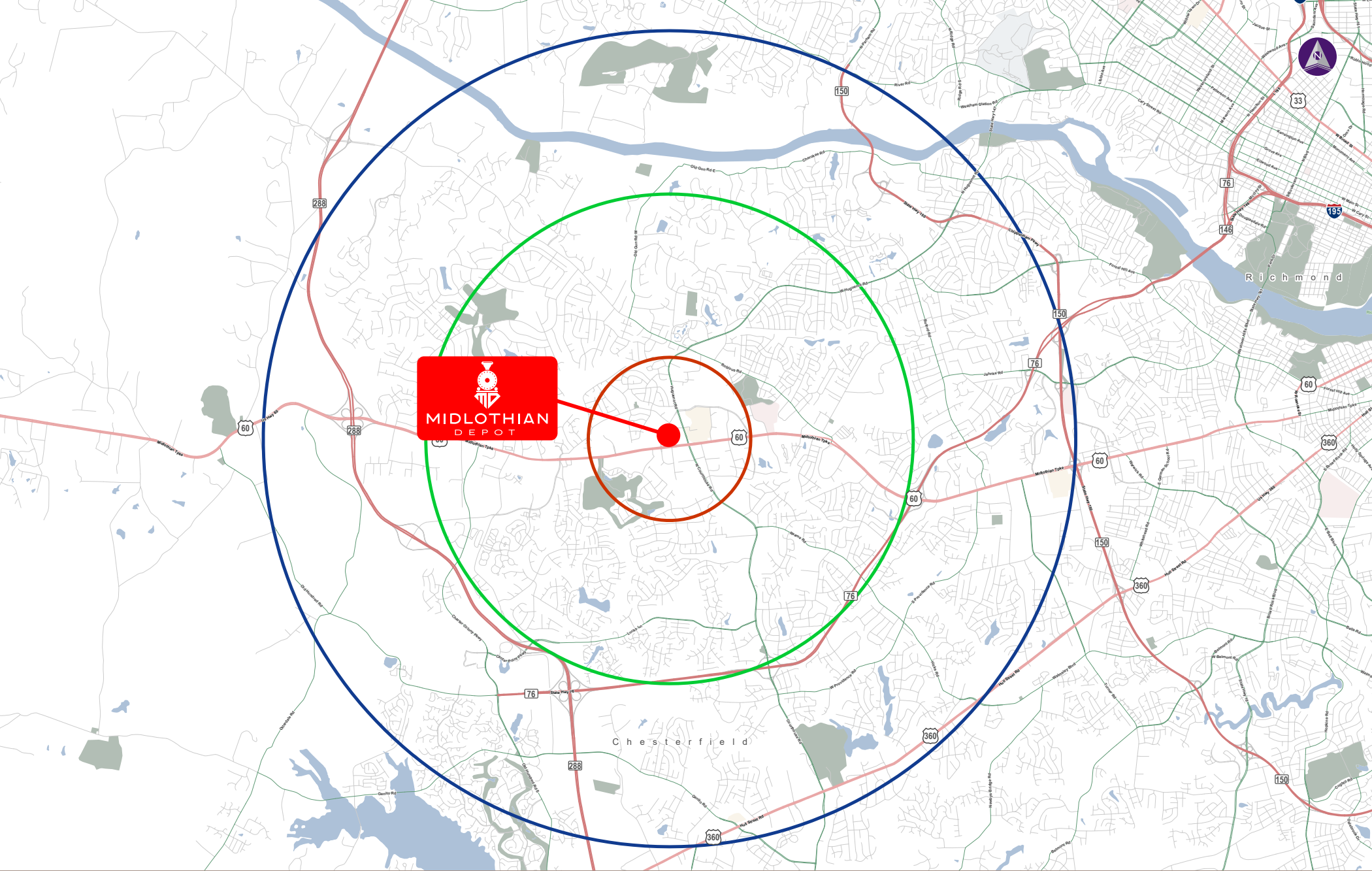
SJC Ventures and H&R Retail are proud to announce Midlothian Depot, a new 87,472 square foot ground-up retail development with 60 townhomes in the heart of Chesterfield, VA.

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

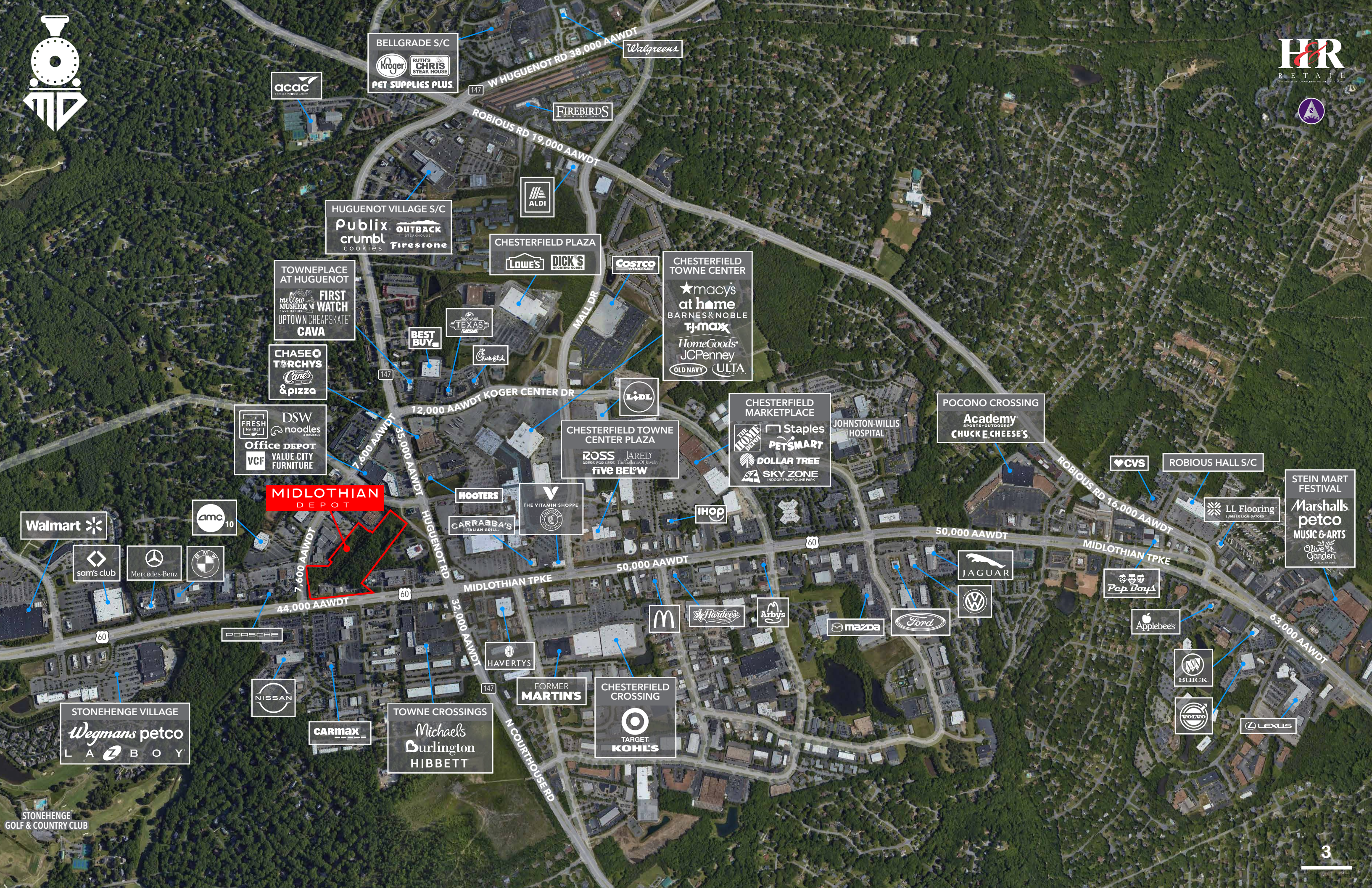
TIMING

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



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%



**MIDLOTHIAN
DEPOT**

Walmart

sam's club

Mercedes-Benz

BMW

amc 10

PORSCHE

NISSAN

STONEHENGE VILLAGE
Wegmans petco
LA Z BOY

CARmax

TOWNE CROSSINGS
Michaels
Burlington
HIBBETT

HAVERTYS

FORMER
MARTIN'S

CHESTERFIELD CROSSING
TARGET
KOHLS

CARRABBA'S
ITALIAN GRILL

HOOTERS

THE VITAMIN SHOPPE

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

LIDL

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

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

ihop

McDonald's

Hardee's

Arby's

mazda

Ford

JAGUAR

VW

Pep Boys

Applebee's

BUICK

VOLVO

LEXUS

LL Flooring
LUMBER LIQUIDATORS

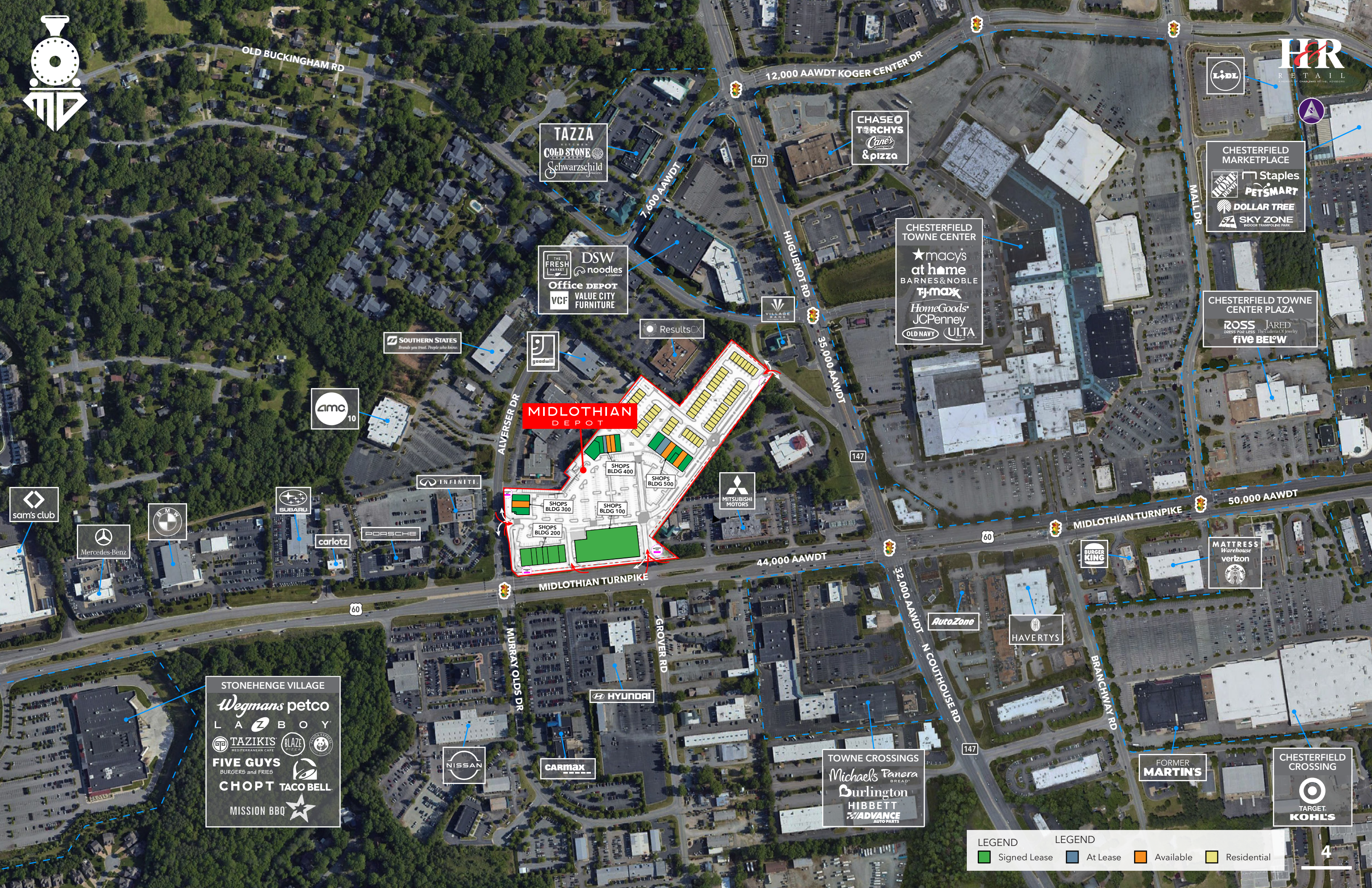
CVS

ROBIOUS HALL S/C

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

JOHNSTON-WILLIS
HOSPITAL

STEIN MART FESTIVAL
Marshalls
petco
MUSIC & ARTS
Olive Garden



STONEHENGE VILLAGE

Wegmans petco

LA Z BOY

TAZIKI'S BLAZE

FIVE GUYS BURGERS and FRIES

CHOPT TACO BELL

MISSION BBQ

TAZZA

COLD STONE

Schwarzschild

THE FRESH MARKET

DSW

noodles & company

Office DEPOT

VALUE CITY FURNITURE

goodwill

amc 10

sam's club

Mercedes-Benz

BMW

SUBARU

carlotz

PORSCHE

INFINITI

NISSAN

CARMAX

HYUNDAI

mitsubishi MOTORS

TOWNE CROSSINGS

Michaels Panera BREAD

Burlington

HIBBETT

ADVANCE AUTO PARTS

CHASE TORCHYS

Canoe & pizza

CHESTERFIELD TOWNE CENTER

macys at home

BARNES & NOBLE

tj-maxx

HomeGoods

JCPenney

OLD NAVY

ULTA

CHESTERFIELD MARKETPLACE

THE HOME DEPOT

Staples

PETSMART

DOLLAR TREE

SKY ZONE

BIG DOOR TRAMPOLINE PARK

CHESTERFIELD TOWNE CENTER PLAZA

ROSS

JARED

five BEL'W

MATTRESS Warehouse

verizon

Starbucks

BURGER KING

HAVERTYS

AutoZone

FORMER MARTIN'S

CHESTERFIELD CROSSING

TARGET

KOHL'S

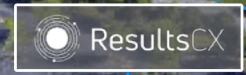
LEGEND

Signed Lease

At Lease

Available

Residential



7,600 AAWDT

44,000 AAWDT

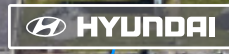


MIDLOTHIAN TURNPIKE

GROVER RD

MURRAY OLDS DR

CARmax



HUGUENOT TRADE CENTER

SHOPS BLDG 400

SHOPS BLDG 500

SHOPS BLDG 300

SHOPS BLDG 200

GROCEER BLDG 100

LEGEND			
	Signed Lease		At Lease
	Available		Residential







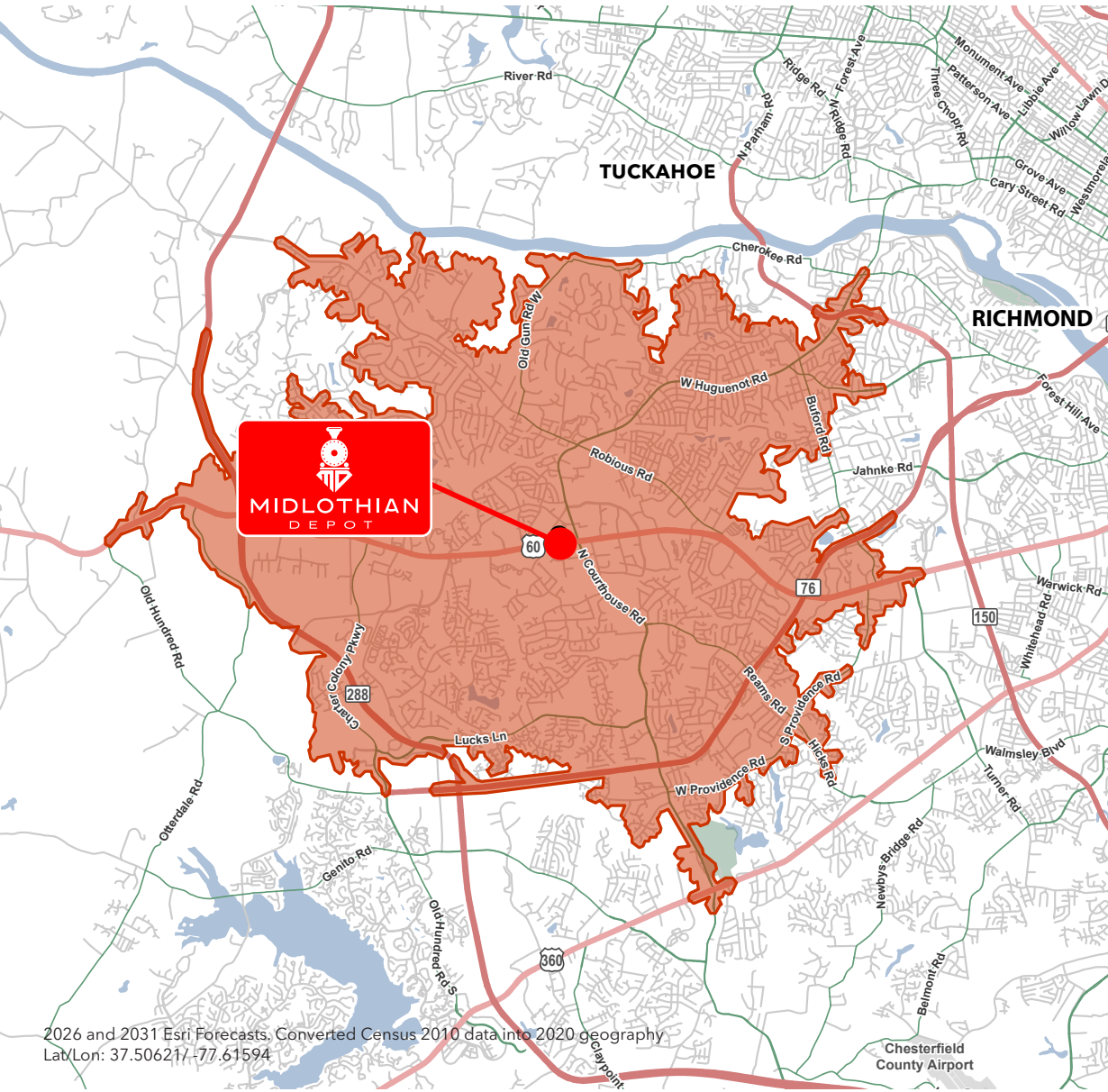
MIDLOTHIAN DEPOT



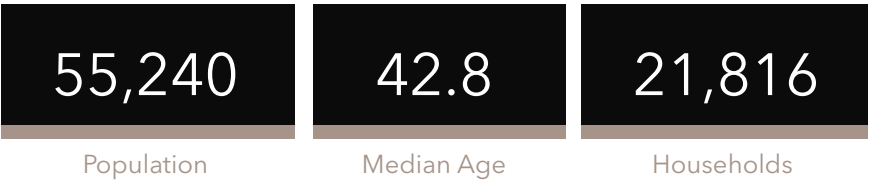
MIDLOTHIAN, VA

DEMOGRAPHIC PROFILE (2026)

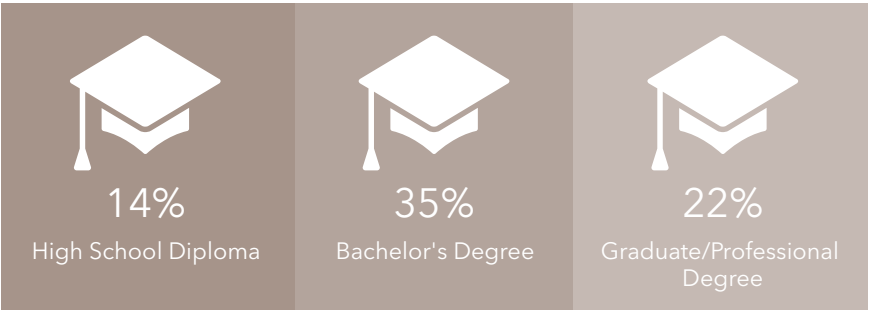
10 minute drive time



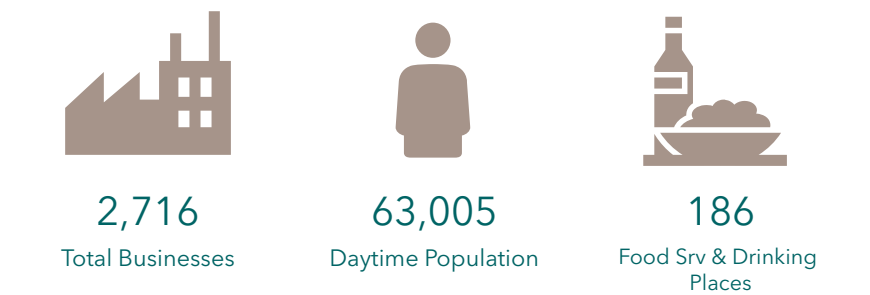
KEY FACTS



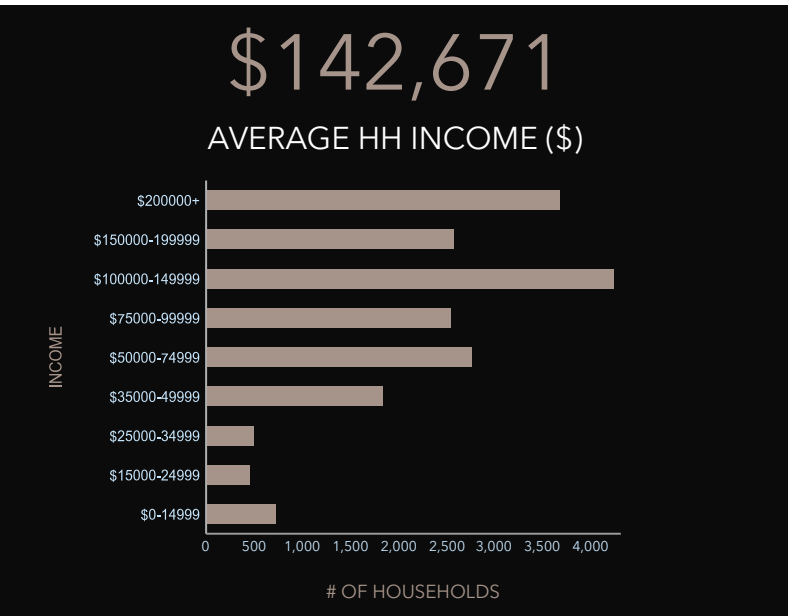
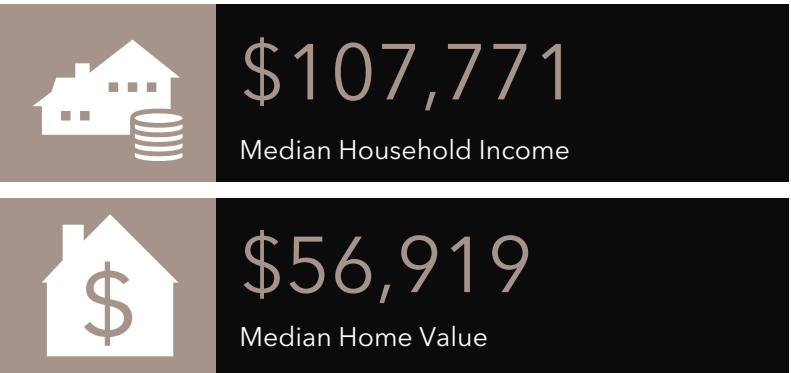
EDUCATION



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 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.

	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



MIDLOTHIAN D E P O T

MIDLOTHIAN, VIRGINIA



RETAIL LEASING

SJC
VENTURES

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