MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA

Developed by

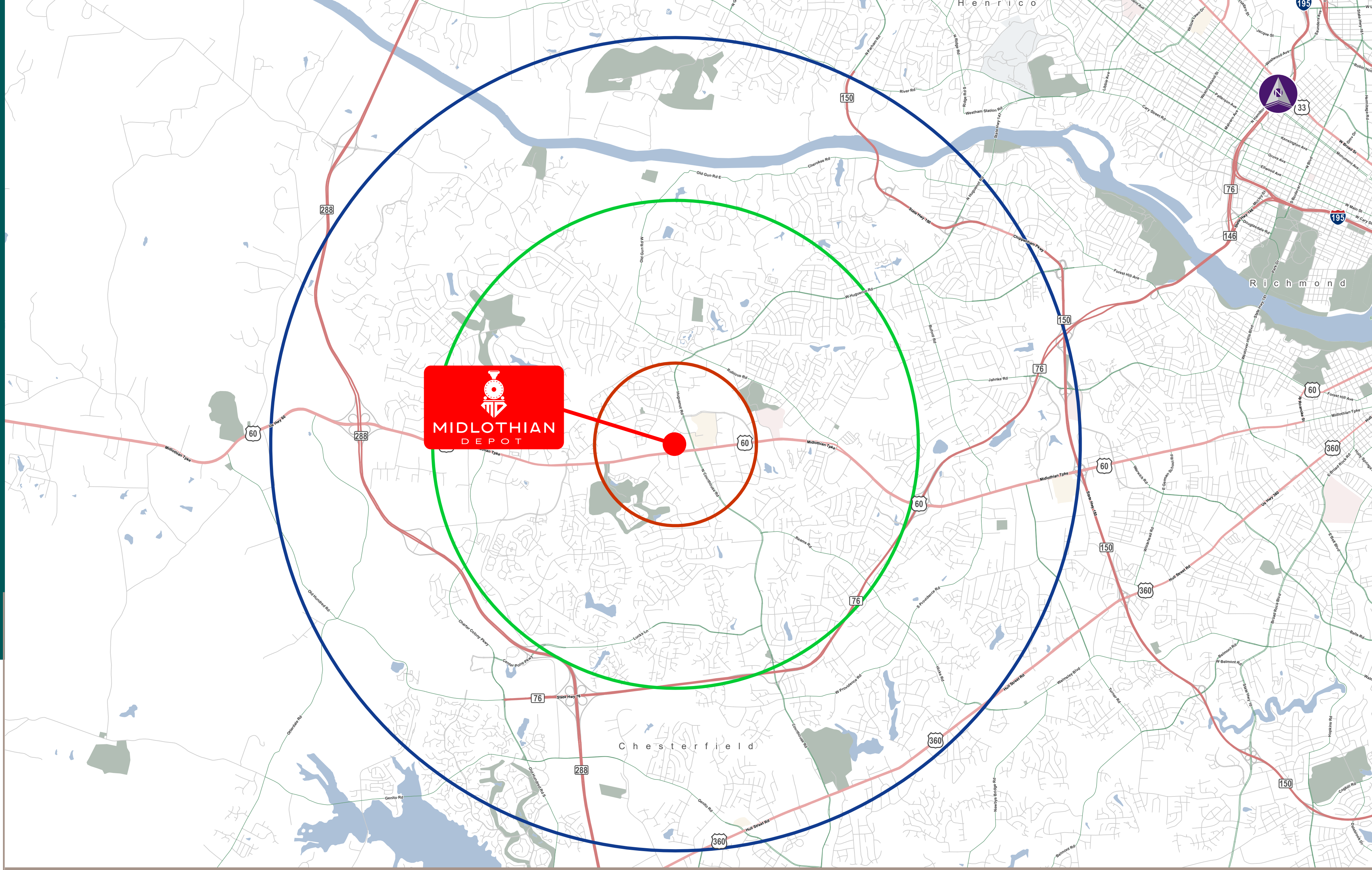
SJC VENTURES

Leased by

H&R 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

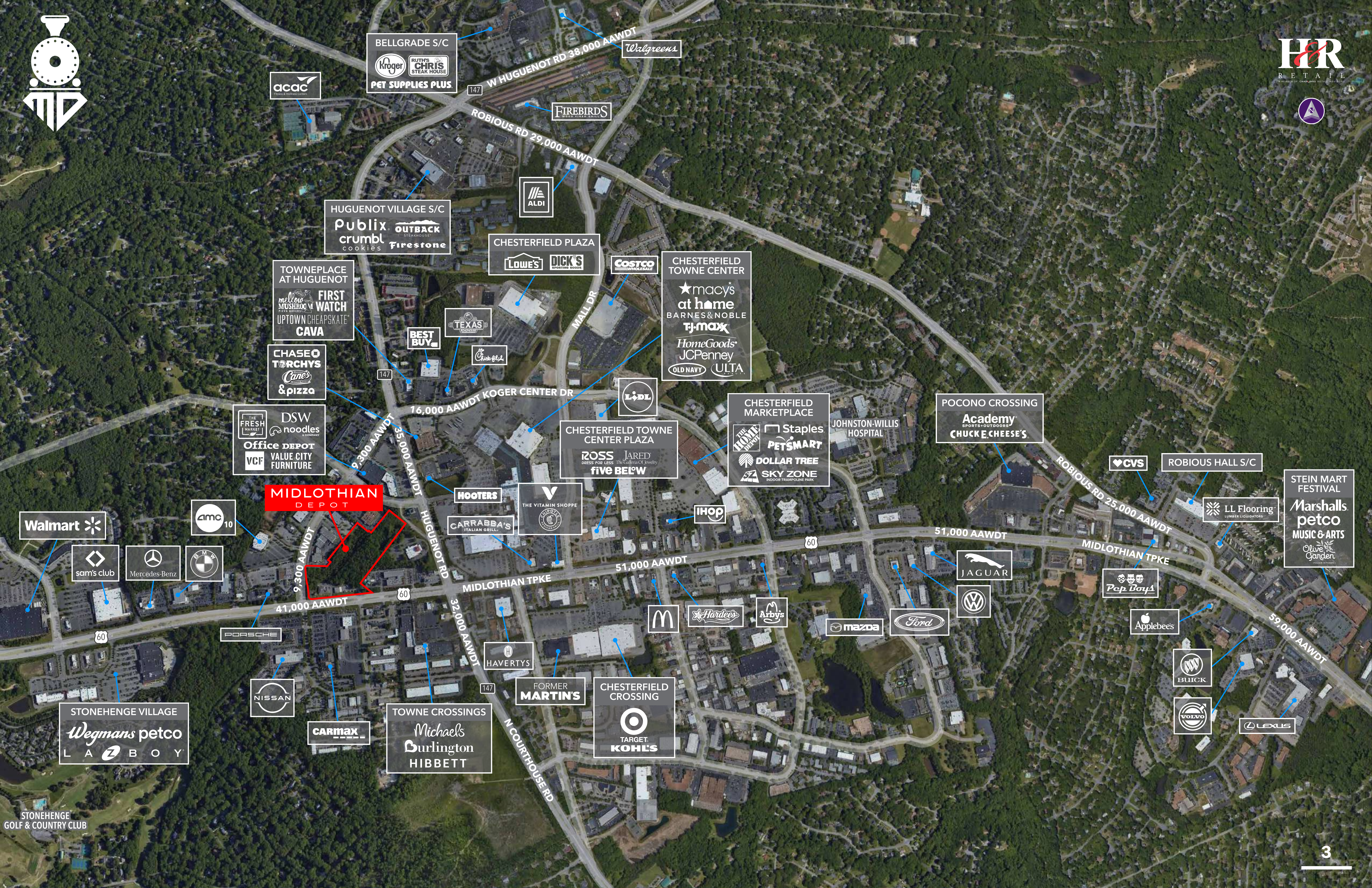
- 87,472 total square feet
- 51,836 square feet of retail and restaurant spaces available
- 35,636 square foot grocery anchor
- Parking ratio 5.0/1,000 SF
- 60 townhomes

TIMING

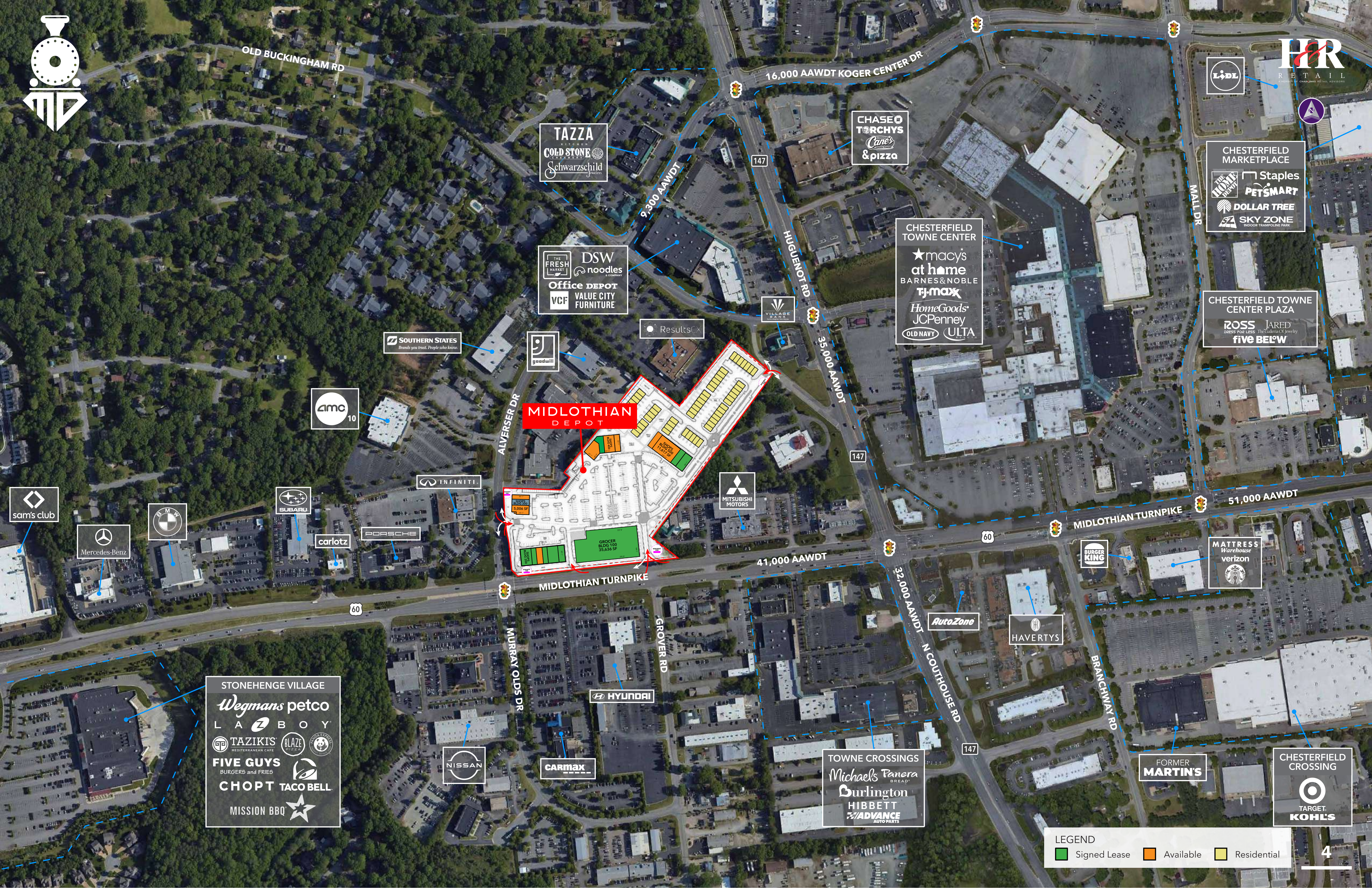
- **CONSTRUCTION STARTS:** Q2 2025
- **SHELL CONSTRUCTION DELIVERY:** APRIL 2026
- **TOWNHOME PAD DELIVERY:** Q3 2025
- **PROJECT OPENING:** Q2 2027

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%



BELLGRADE S/C
Kroger
RUTH'S CHRIS STEAK HOUSE
PET SUPPLIES PLUS
Walgreens
W HUGUENOT RD 38,000 AAWDT
147
acac
FIREBIRDS
ROBIOUS RD 29,000 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
MALL DR
TOWNEPLACE AT HUGUENOT
mellow mushroom
FIRST WATCH
UPTOWN CHEAPSKATE
CAVA
TEXAS ROADHOUSE
BEST BUY
Chick-fil-A
CHASE
TORCHYS
Cane's
&pizza
147
16,000 AAWDT KOGER CENTER DR
LIDL
THE FRESH MARKET
DSW
noodles & COMPANY
Office DEPOT
VCF VALUE CITY FURNITURE
9,300 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
CVS
ROBIOUS HALL S/C
ROBIOUS RD 25,000 AAWDT
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
Walmart
amc 10
9,300 AAWDT
sam's club
Mercedes-Benz
BMW
51,000 AAWDT
60
51,000 AAWDT
MIDLOTHIAN TPKE
JAGUAR
Pep Boys
MIDLOTHIAN TPKE
60
41,000 AAWDT
PORSCHE
60
32,000 AAWDT
Hardee's
Arby's
mazda
Ford
Applebee's
59,000 AAWDT
HAVERTYS
147
FORMER MARTIN'S
CHESTERFIELD CROSSING
TARGET
KOHL'S
BUICK
VOLVO
LEXUS
NISSAN
CARMAX
STONEHENGE VILLAGE
Wegmans
petco
LAZBOY
TOWNE CROSSINGS
Michaels
Burlington
HIBBETT
N COURTHOUSE RD
STONEHENGE GOLF & COUNTRY CLUB


OLD BUCKINGHAM RD
16,000 AADWT KOGER CENTER DR
9,300 AADWT
HUGUENOT RD
35,000 AADWT
MALL DR
ALVERSER DR
MIDLOTHIAN DEPOT
41,000 AADWT
MIDLOTHIAN TURNPIKE
51,000 AADWT
MIDLOTHIAN TURNPIKE
32,000 AADWT
N COURTHOUSE RD
BRANCHWAY RD
MURRAY OLDS DR
GROVER RD
147
60
GROCER BLDG 100 35,636 SF
TAZZA
COLD STONE
Schwarzschild
CHASE
TORCHYS
Cane's
&pizza
LIDL
CHESTERFIELD MARKETPLACE
THE HOME DEPOT
Staples
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Results
VILLAGE BANK
SOUTHERN STATES
goodwill
amc 10
INFINITI
sam's club
Mercedes-Benz
BMW
SUBARU
carlotz
PORSCHE
MITSUBISHI MOTORS
BURGER KING
MATTRESS Warehouse
verizon
AutoZone
HAVERTYS
STONEHENGE VILLAGE
Wegmans
petco
LA-Z-BOY
TAZIKIS MEDITERRANEAN CAFE
BLAZE PIZZA
FIVE GUYS BURGERS and FRIES
CHOPT
TACO BELL
MISSION BBQ
HYUNDAI
NISSAN
CARMAX
TOWNE CROSSINGS
Michaels
Panera BREAD
Burlington
HIBBETT
ADVANCE AUTO PARTS
FORMER MARTIN'S
CHESTERFIELD CROSSING
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KOHL'S
LEGEND
Signed Lease
Available
Residential
H&R RETAIL


TAZZA
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&pizza
DSW
noodles
Office Depot
VCF VALUE CITY FURNITURE
HUGUENOT RD
SOUTHERN STATES
Brands you trust. People who know.
goodwill
ResultsCX
VILLAGE BANK
amc 10
ALVERSER DR
HUGUENOT TRADE CENTER
SHOPS BLDG 400
SHOPS BLDG 500
SHOPS BLDG 300
INFINITI
MITSUBISHI MOTORS
GROCER BLDG 100
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MONUMENT
9,300 AAWDT
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MIDLOTHIAN TURNPIKE
60
CARMAX
HYUNDAI
GROVER RD
MURRAY OLDS DR
LEGEND
Signed Lease
Available
Residential


H&R RETAIL
35,000 AAWDT
OLD BUCKINGHAM RD.
HUGUENOT ROAD
CHESTERFIELD TOWNE CENTER
HUGUENOT TRADE CENTER
ResultsCX
goodwill
ULTIMATE SEWING PLACE
VIKING SEWING GALLERY
PAST CHAPTERS MODERN
AUDIO EXPRESS
EXPRESS WHOLESALE KITCHEN & BATH CABINETS
ALVERSER DRIVE
9,300 AAWDT
amc
PEABODYS PIANO
SHOPS BLDG 400
1,896 SF
3,897 SF
4,410 SF
1,997 SF
GREENWAY
146
GLOSS NAILS
1,800 SF
11,617 SF
CHēBA HUT
SHOPS BLDG 500
WOODY FUNERAL HOME HUGUENOT CHAPEL
V/O med spa
60
90
179
SHOPS BLDG 300
Petfolk
5,006 SF
MONUMENT SIGN
109
35,636 SF
TURNING POINT BREAKFAST • BRUNCH • LUNCH
2,252 SF
LAND ROVER
MITSUBISHI MOTORS
7 ELEVEN
41,000 AAWDT
MIDLOTHIAN TURNPIKE
SHOPS BLDG 100
SHOPS BLDG 200
LOVESAC
J.CREW
myeyedr.
DAVE'S HOT CHICKEN
TOWNE CROSSING
MedExpress
LEGEND
Signed Lease
Available
Residential


BUILDING 200
BUILDING 300
ORGANIC FOOD MARKET
FIRE AND SMOKE
StyledBy You
SUNNY SIDE
FITCOURT
H&R RETAIL


BUILDING 400
BUILDING 500
LILAC APOTHECARY
ORGANIC FOOD

MIDLOTHIAN, VA

DEMOGRAPHIC PROFILE (2025)

10 minute drive time

KEY FACTS

49,883	42.8	19,628

EDUCATION

14%	36%	21%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

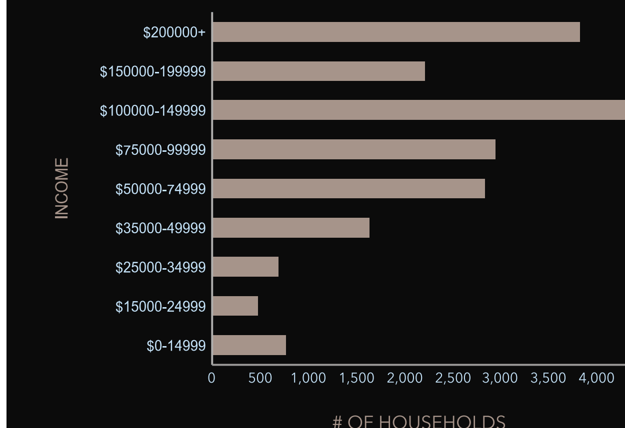
2,716	61,184	187
Total Businesses	Daytime Population	Food Srv & Drinking Places

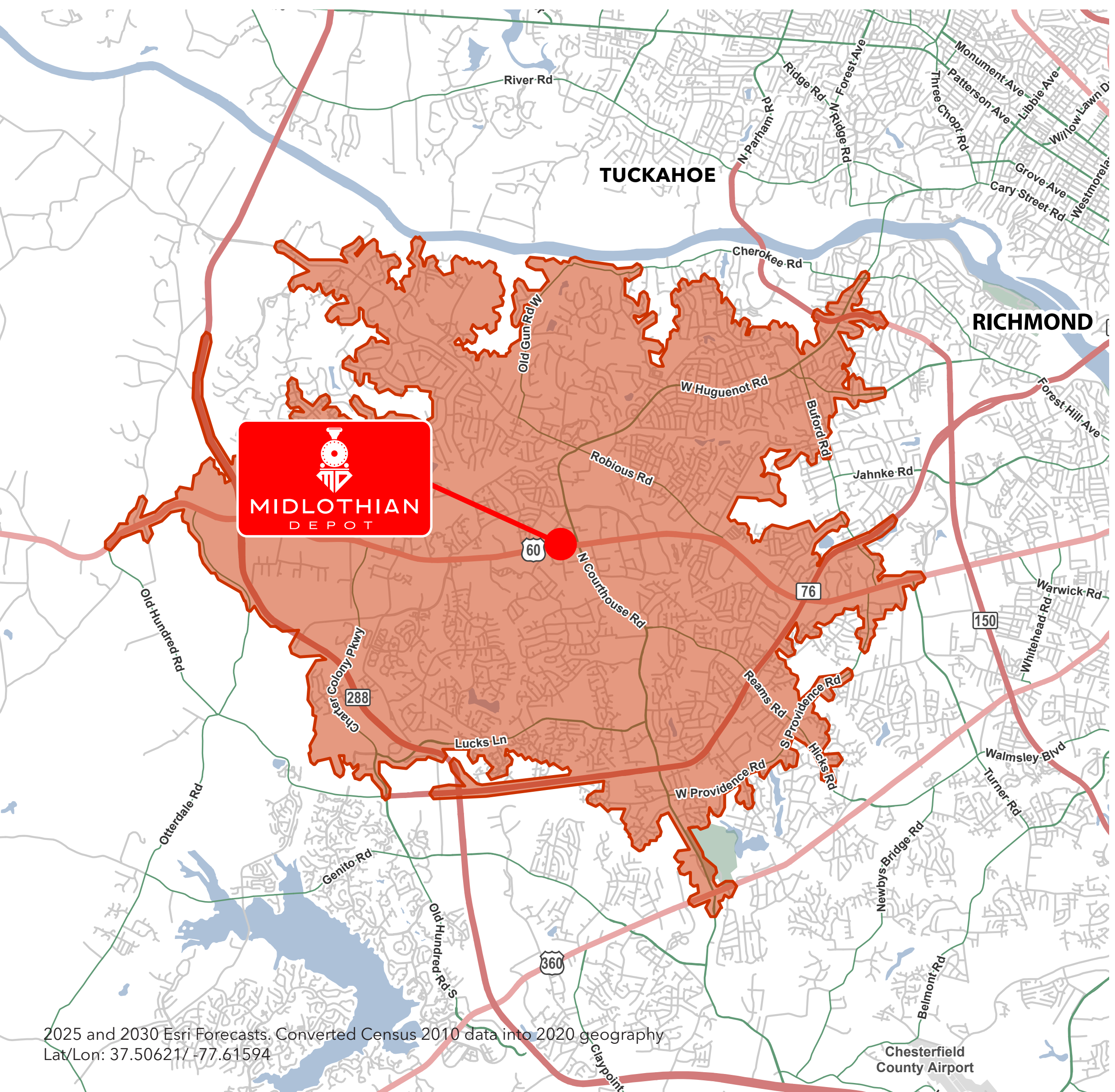
INCOME

$104,689
Median Household Income

$54,550
Median Home Value

$137,176
AVERAGE HH INCOME ($)





2025 and 2030 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 37.50621/ -77.61594

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	3,370	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

2025 and 2030 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 37.50621/ -77.61594

MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA

RETAIL LEASING

SJC VENTURES

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H&R RETAIL