



# MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA



Developed by



**SJC VENTURES**

Leased by



**RETAIL**  
A MEMBER OF CHAIRJONES RETAIL ADVISORS



# MIDLOTHIAN DEPOT

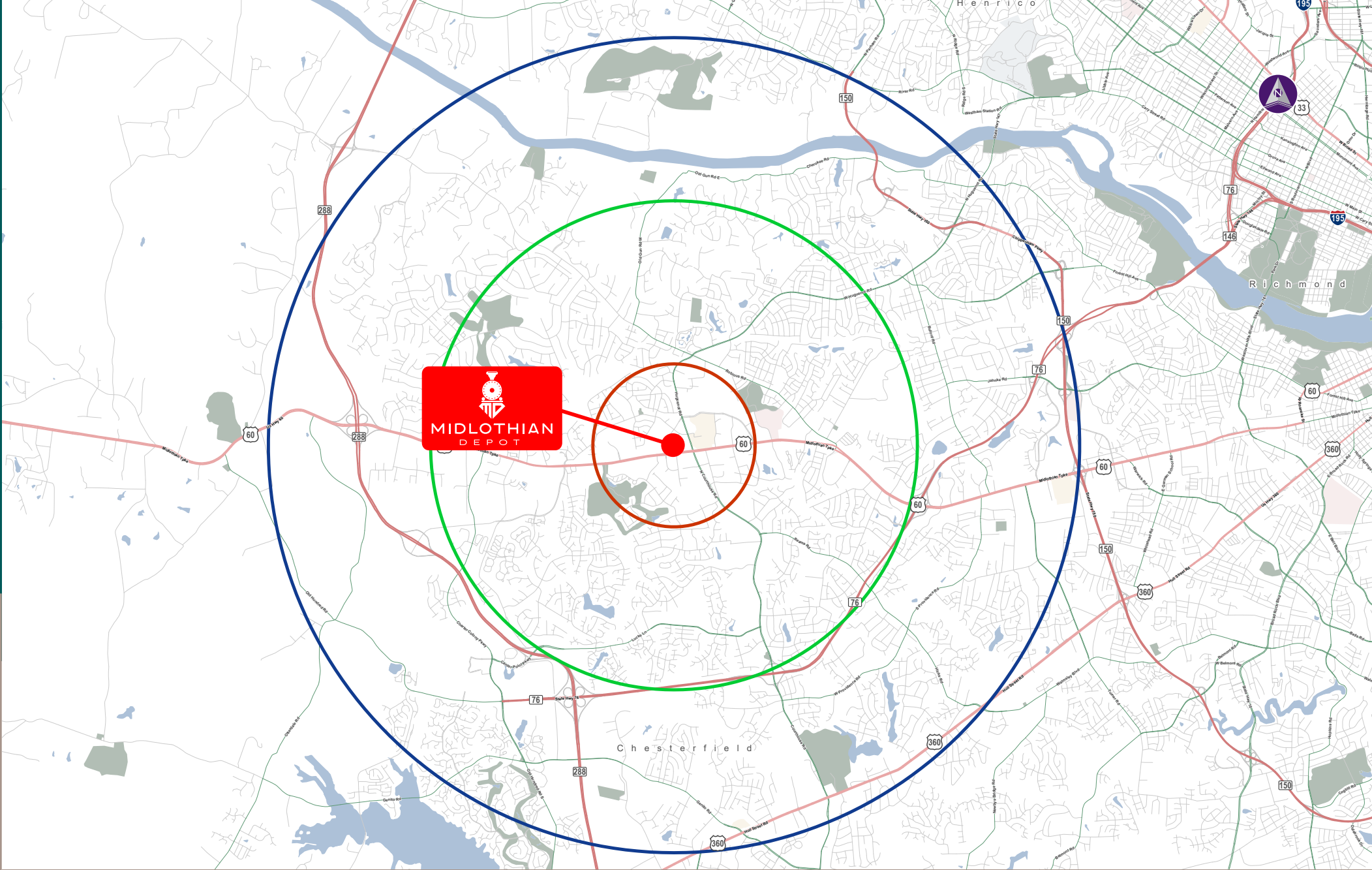
SJC Ventures and H&R Retail are proud to announce Midlothian Depot, a new 87,472 square foot ground-up retail development with 60 townhomes in the heart of Chesterfield, VA.

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

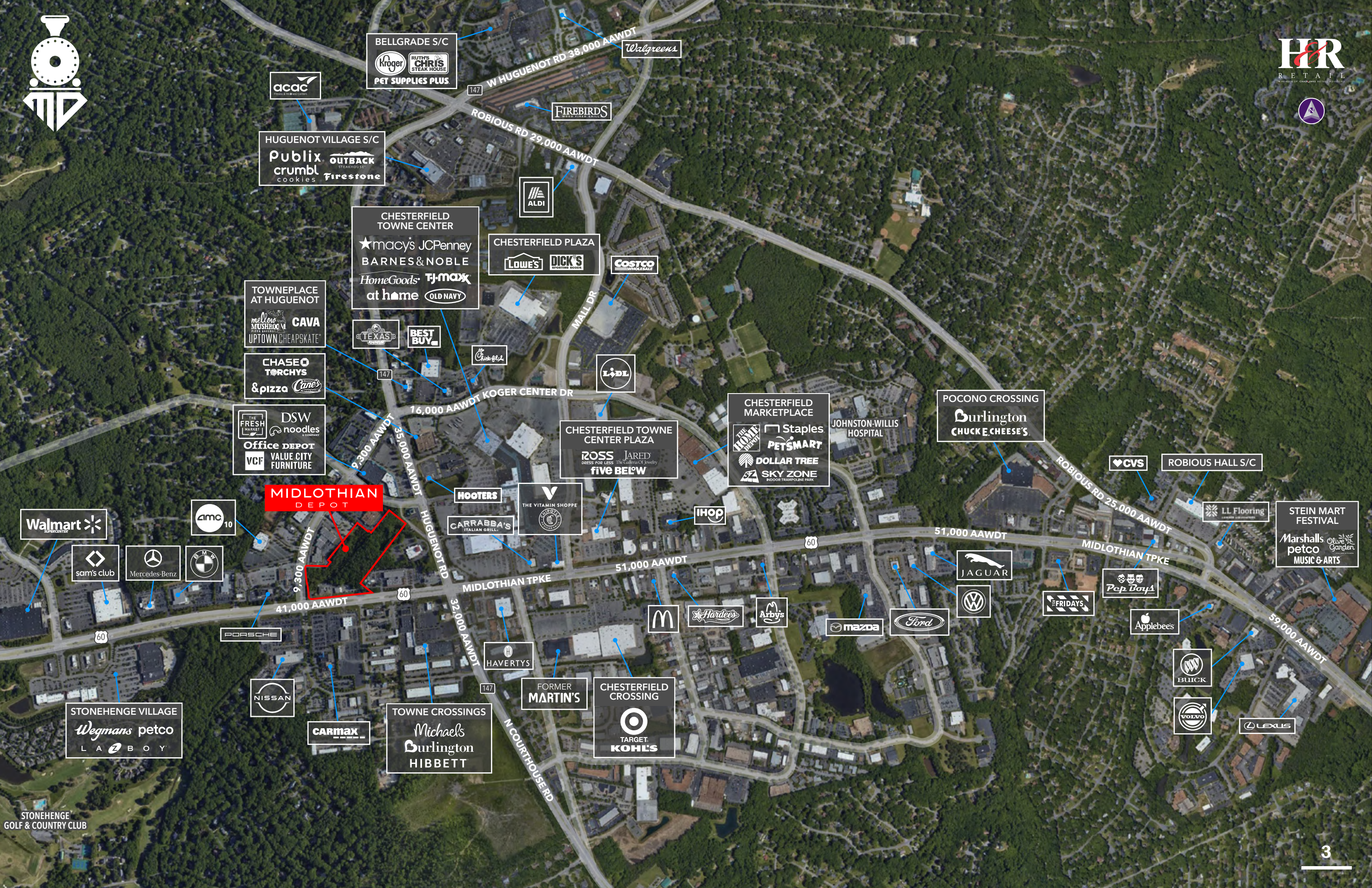
- CONSTRUCTION STARTS: Q2 2025
- SHELL CONSTRUCTION DELIVERY: Q3 2026
- TOWNHOME PAD DELIVERY: Q3 2025
- PROJECT OPENING: Q2 2027



2024 TRADE AREA DEMOGRAPHICS

|         | <br>Total<br>Population | <br>Daytime<br>Population | <br>Average HH<br>Income | <br>Total<br>Businesses | <br>Bachelor's/Grad/<br>Prof Degree |
|---------|--|--|---|--|--|
| 1 MILE  | 4,031  | 13,158   | \$117,525   | 996  | 54.9%  |
| 3 MILES | 60,765   | 68,352   | \$148,829   | 2,886  | 58.5%  |
| 5 MILES | 129,040  | 137,469  | \$149,642   | 5,630  | 56.4%  |





Walmart

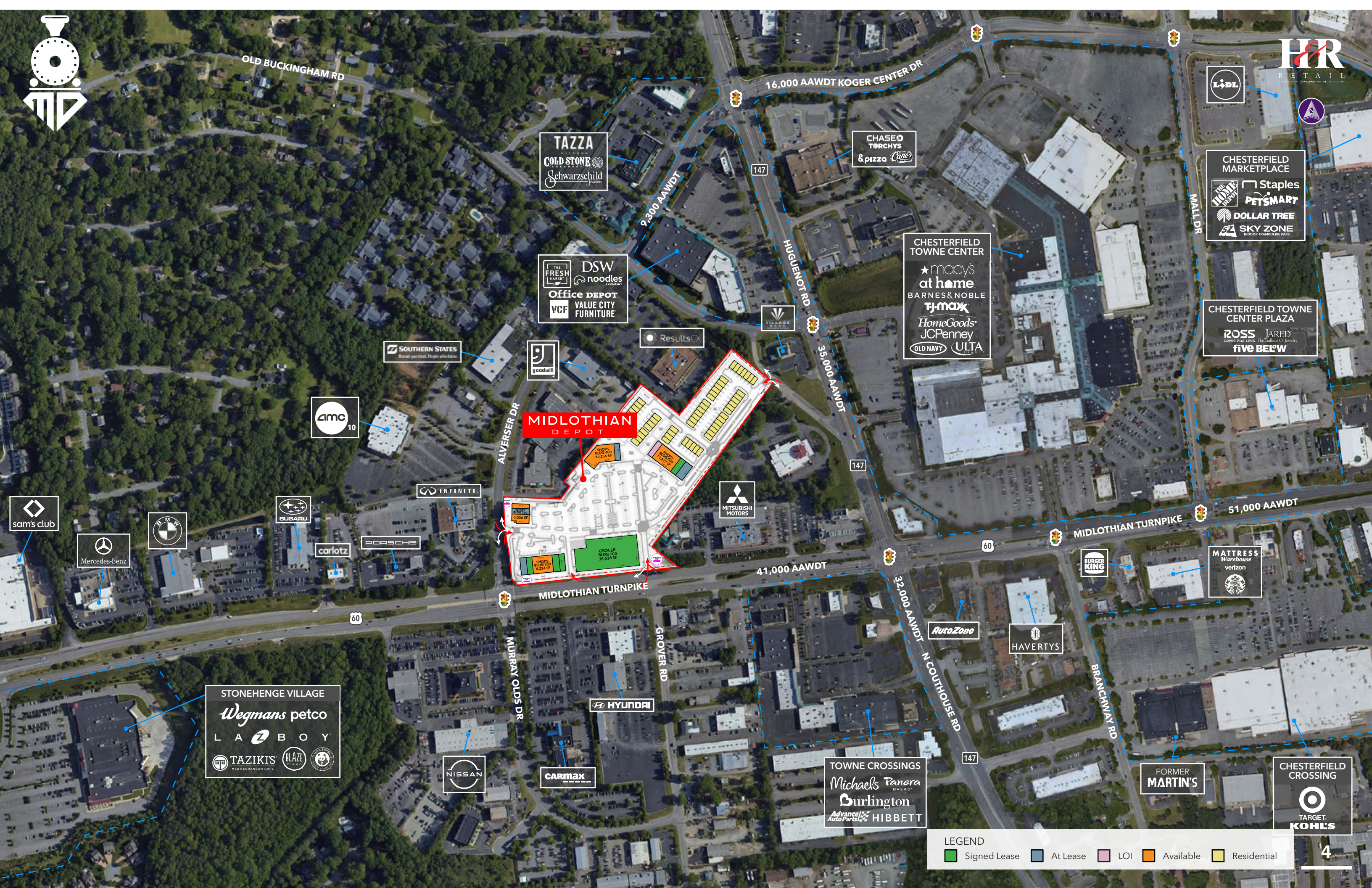
MIDLOTHIAN  
DEPOT

CHESTERFIELD CROSSING  
TARGET  
KOHLS

POCONO CROSSING  
Burlington  
CHUCK E. CHEESE'S

STEIN MART FESTIVAL  
Marshalls  
petco  
MUSIC & ARTS





**MIDLOTHIAN**  
DEPOT

SHOPS BLDG 400  
10,254 SF

SHOPS BLDG 300  
147,500 SF

GROCER BLDG 100  
35,636 SF

LEGEND

Signed Lease

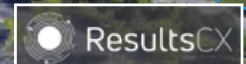
At Lease

LOI

Available

Residential





9,300 AAWDT

SHOPS  
BLDG 300

SHOPS  
BLDG 200

HUGUENOT  
TRADE CENTER

SHOPS  
BLDG 400

GROCEER  
BLDG 100

SHOPS  
BLDG 500

41,000 AAWDT

MIDLOTHIAN TURNPIKE



GROVER RD

MURRAY OLDS DR

HUGUENOT RD

LEGEND

- Signed Lease
- At Lease
- LOI
- Available
- Residential





## CHESTERFIELD TOWNE CENTER

An aerial photograph of a road intersection. A yellow car is highlighted on the road. The text "OLD BUCKINGHAM RD" is overlaid on the image, and "IDT" is visible in the top right corner.






HUGUENOT ROAD

41,000 AAWDT

MIDLOTHIAN TURNPIKE

## TOWNE CROSSING

LEGEND

|   |              |   |          |   |     |   |           |   |             |
|---|--------------|---|----------|---|-----|---|-----------|---|-------------|
|  | Signed Lease |  | At Lease |  | LOI |  | Available |  | Residential |
|---|--------------|---|----------|---|-----|---|-----------|---|-------------|

6

**HUGUENOT  
TRADE CENTER**

**SHOPS  
BLDG 400**

**GLOSS NAILS**

**SHOPS  
BLDG 500**



**SHOPS  
BLDG 100**

**SHOPS  
BLDG 300**

LOVESAC

**SHOPS  
BLDG 200**









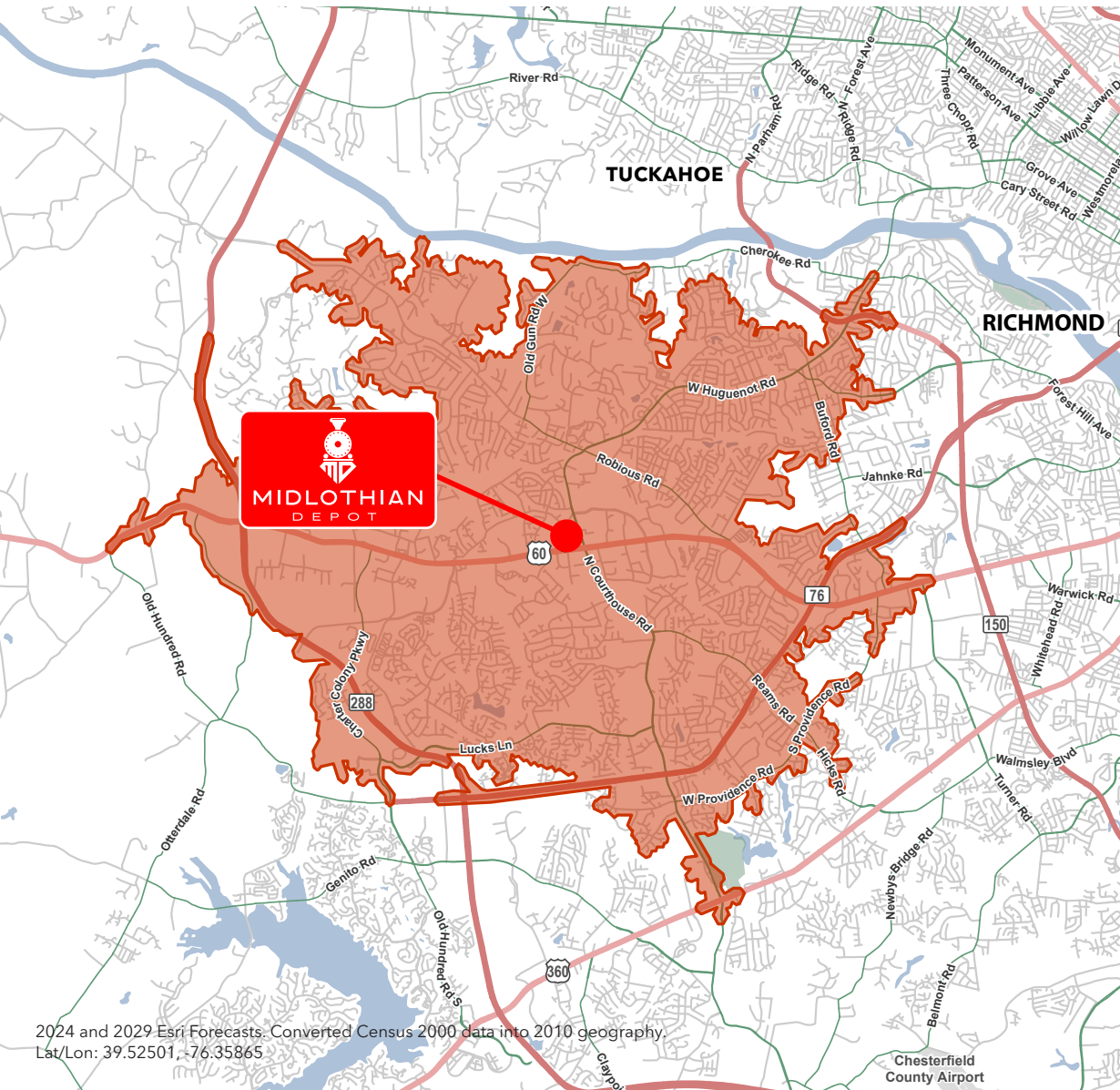
# MIDLOTHIAN DEPOT



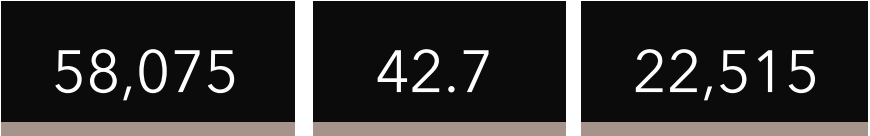
## MIDLOTHIAN, VA

DEMOGRAPHIC PROFILE (2024)

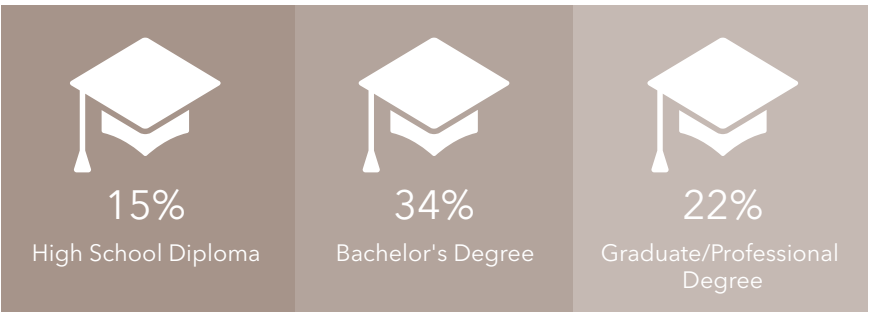
10 minute drive time



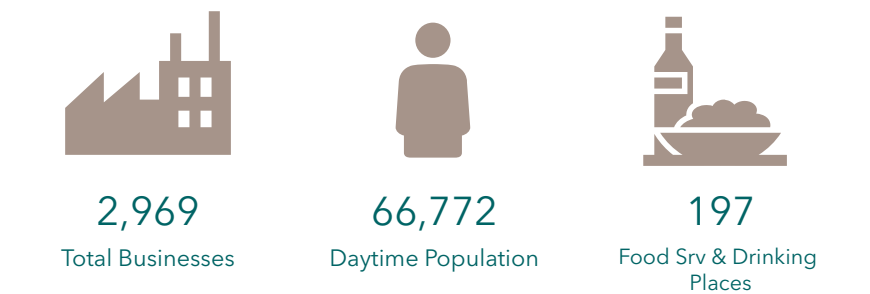
### KEY FACTS



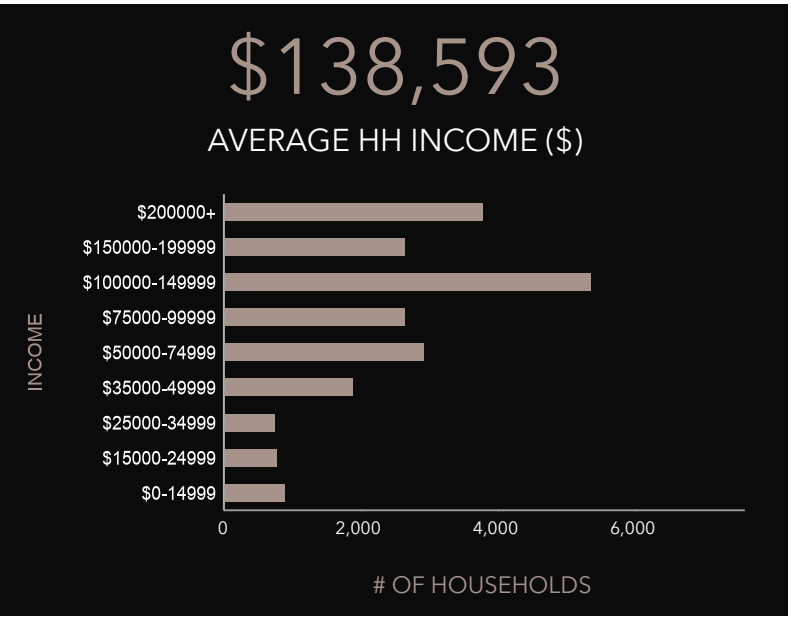
### EDUCATION



### BUSINESS



### INCOME



### TAPESTRY SEGMENTS

**4B** Home Improvement

3,868 (17.2%) 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.

- Typically spend 4-7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They are paying off student loans and home mortgages.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.

**1D** Savvy Suburbanities

2,909 (12.9%) of households

Savvy Suburbanities 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.

**5B** In Style

2,894 (12.9%) of households

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

- Median household income of \$65,600 reveals an affluent market with income supplemented by investments and a substantial net worth.
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.



# MIDLOTHIAN

## DEPOT

|                                      | 1 MILE        | 3 MILES       | 5 MILES        |
|--------------------------------------|---------------|---------------|----------------|
| POPULATION SUMMARY                   |               |               |                |
| 2010 Total Population                | 4,141         | 52,927        | 107,765        |
| <b>2023 Total Population</b>         | <b>4,883</b>  | <b>58,374</b> | <b>123,944</b> |
| 2023 Group Quarters                  | 56            | 598           | 1,449          |
| 2028 Total Population                | 4,895         | 59,421        | 129,819        |
| 2023-2028 Annual Rate                | 0.05%         | 0.36%         | 0.93%          |
| <b>2023 Total Daytime Population</b> | <b>12,241</b> | <b>63,250</b> | <b>127,909</b> |
| Workers                              | 9,922         | 34,681        | 66,613         |
| Residents                            | 2,319         | 28,569        | 61,296         |

### 2023 POPULATION BY AGE

|                        |             |             |             |
|------------------------|-------------|-------------|-------------|
| Population Age 0 - 4   | 4.1%        | 4.9%        | 5.1%        |
| Population Age 5 - 9   | 4.5%        | 5.9%        | 6.0%        |
| Population Age 10 - 14 | 4.6%        | 6.7%        | 6.7%        |
| Population Age 15 - 24 | 11.0%       | 10.7%       | 11.0%       |
| Population Age 25 - 34 | 12.1%       | 10.9%       | 11.3%       |
| Population Age 35 - 44 | 11.4%       | 12.5%       | 13.0%       |
| Population Age 45 - 54 | 12.0%       | 12.8%       | 12.7%       |
| Population Age 55 - 64 | 13.6%       | 15.0%       | 14.4%       |
| Population Age 65 - 74 | 14.4%       | 13.0%       | 12.2%       |
| Population Age 75 - 84 | 8.4%        | 5.6%        | 5.5%        |
| Population Age 85 +    | 3.6%        | 2.1%        | 2.1%        |
| Population Age 18 +    | 83.1%       | 78.3%       | 78.1%       |
| <b>Median Age</b>      | <b>46.8</b> | <b>43.8</b> | <b>42.7</b> |

### 2023 POPULATION BY SEX

|                   |       |        |        |
|-------------------|-------|--------|--------|
| Male Population   | 2,256 | 28,013 | 59,684 |
| Female Population | 2,627 | 30,361 | 64,260 |

### 2023 POPULATION BY RACE/ETHNICITY

|                        |        |       |       |
|------------------------|--------|-------|-------|
| White Alone            | 67.1%  | 73.3% | 70.2% |
| Black Alone            | 16.4%% | 11.1% | 13.5% |
| American Indian Alone  | 0.2%   | 0.3%  | 0.3%  |
| Asian Alone            | 5.3%   | 4.7%  | 4.8%  |
| Pacific Islander Alone | 0.0%   | 0.0%  | 0.0%  |
| Some Other Race Alone  | 3.9%   | 3.3%  | 3.7%  |
| Two or More Races      | 7.2%   | 7.1%  | 7.4%  |
| Hispanic Origin        | 8.4%   | 7.2%  | 8.0%  |
| Diversity Index        | 58.8   | 51.6  | 55.7  |

### 2023 POPULATION 15+ BY MARITAL STATUS

|                       |       |        |         |
|-----------------------|-------|--------|---------|
| Total Population 15+  | 4,229 | 48,172 | 101,853 |
| Never Married         | 23.5% | 24.7%  | 25.7%   |
| Married               | 56.6% | 61.0%  | 59.1%   |
| Widowed               | 8.7%  | 5.1%   | 5.5%    |
| Separated or Divorced | 11.2% | 9.3%   | 9.7%    |

### 2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

|                              |              |               |               |
|------------------------------|--------------|---------------|---------------|
| <b>Total</b>                 | <b>3,691</b> | <b>41,906</b> | <b>88,208</b> |
| Less than 9th Grade          | 0.8%         | 1.6%          | 1.8%          |
| 9th - 12th Grade, No Diploma | 1.2%         | 1.7%          | 2.1%          |
| High School Graduate         | 14.5%        | 13.6%         | 14.3%         |
| GED/Alternative Credential   | 1.9%         | 1.9%          | 2.2%          |
| Some College, No Degree      | 21.5%        | 16.4%         | 15.5%         |
| Associate Degree             | 6.7%         | 6.3%          | 8.1%          |
| Bachelor's Degree            | 32.9%        | 34.3%         | 32.6%         |
| Graduate/Professional Degree | 20.5%        | 24.2%         | 23.5%         |

### HOUSEHOLDS SUMMARY

|                             |              |               |               |
|-----------------------------|--------------|---------------|---------------|
| 2010 Households             | 1,831        | 20,391        | 41,944        |
| 2010 Average Household Size | 2.26         | 2.59          | 2.55          |
| <b>2023 Households</b>      | <b>2,195</b> | <b>22,622</b> | <b>48,651</b> |
| 2023 Average Household Size | 2.20         | 2.55          | 2.52          |
| 2028 Households             | 2,222        | 23,219        | 51,457        |
| 2028 Average Household Size | 2.18         | 2.53          | 2.49          |
| 2023-2028 Annual Rate       | 0.24%        | 0.52%         | 1.13%         |
| 2010 Families               | 1,166        | 14,971        | 30,171        |
| 2010 Average Family Size    | 2.85         | 3.04          | 3.02          |
| 2023 Families               | 1,265        | 15,890        | 33,588        |
| 2023 Average Family Size    | 2.94         | 3.09          | 3.06          |
| 2028 Families               | 1,271        | 16,239        | 35,227        |
| 2028 Average Family Size    | 2.93         | 3.08          | 3.05          |
| 2023-2028 Annual Rate       | 0.09%        | 0.44%         | 0.96%         |

### HOUSING UNIT SUMMARY

|                               |              |               |               |
|-------------------------------|--------------|---------------|---------------|
| <b>2023 Housing Units</b>     | <b>2,293</b> | <b>23,347</b> | <b>50,588</b> |
| Owner Occupied Housing Units  | 63.4%        | 79.3%         | 75.3%         |
| Renter Occupied Housing Units | 32.3%        | 17.6%         | 20.9%         |
| Vacant Housing Units          | 4.3%         | 3.1%          | 4.7%          |

### 2023 HOUSEHOLDS BY INCOME

|                                 |                  |                  |                  |
|---------------------------------|------------------|------------------|------------------|
| <\$15,000                       | 5.6%             | 4.8%             | 4.5%             |
| \$15,000 - \$24,999             | 4.5%             | 3.9%             | 4.4%             |
| \$25,000 - \$34,999             | 7.2%             | 4.1%             | 5.0%             |
| \$35,000 - \$49,999             | 11.1%            | 7.7%             | 7.9%             |
| \$50,000 - \$74,999             | 21.9%            | 15.5%            | 15.3%            |
| \$75,000 - \$99,999             | 7.7%             | 13.1%            | 13.2%            |
| \$100,000 - \$149,999           | 22.4%            | 21.2%            | 20.1%            |
| \$150,000 - \$199,999           | 11.5%            | 11.9%            | 13.0%            |
| \$200,000+                      | 8.1%             | 17.8%            | 16.7%            |
| <b>Average Household Income</b> | <b>\$108,129</b> | <b>\$143,335</b> | <b>\$140,599</b> |
| Median Household Income         | \$74,507         | \$101,284        | \$99,443         |
| Per Capita Income               | \$46,183         | \$55,580         | \$54,999         |

### 2023 OWNER OCCUPIED HOUSING UNITS BY VALUE

|                           |                  |                  |                  |
|---------------------------|------------------|------------------|------------------|
| Total                     | 1,454            | 18,518           | 38,090           |
| <\$50,000                 | 7.6%             | 1.5%             | 1.3%             |
| \$50,000 - \$99,999       | 0.1%             | 0.1%             | 0.1%             |
| \$100,000 - \$149,999     | 0.6%             | 0.2%             | 0.4%             |
| \$150,000 - \$199,999     | 1.1%             | 1.4%             | 1.6%             |
| \$200,000 - \$249,999     | 15.2%            | 7.4%             | 7.0%             |
| \$250,000 - \$299,999     | 23.8%            | 15.9%            | 17.0%            |
| \$300,000 - \$399,999     | 22.1%            | 33.8%            | 31.5%            |
| \$400,000 - \$499,999     | 18.6%            | 17.6%            | 17.3%            |
| \$500,000 - \$749,999     | 7.8%             | 18.4%            | 17.7%            |
| \$750,000 - \$999,999     | 0.6%             | 2.0%             | 3.7%             |
| \$1,000,000 +             | 0.1%             | 0.4%             | 1.3%             |
| <b>Average Home Value</b> | <b>\$374,124</b> | <b>\$424,698</b> | <b>\$435,966</b> |

### 2023 EMPLOYED POPULATION 16+ BY INDUSTRY

|                               |       |        |        |
|-------------------------------|-------|--------|--------|
| Total                         | 2,608 | 30,192 | 63,427 |
| Agriculture/Mining            | 0.7%  | 0.4%   | 0.3%   |
| Construction                  | 3.6%  | 5.3%   | 5.3%   |
| Manufacturing                 | 8.2%  | 6.3%   | 6.4%   |
| Wholesale Trade               | 1.6%  | 1.6%   | 1.8%   |
| Retail Trade                  | 9.4%  | 9.6%   | 9.0%   |
| Transportation/Utilities      | 4.2%  | 4.4%   | 5.7%   |
| Information                   | 1.5%  | 1.5%   | 1.7%   |
| Finance/Insurance/Real Estate | 13.9% | 12.6%  | 11.9%  |
| Services                      | 52.4% | 52.4%  | 52.0%  |
| Public Administration         | 4.4%  | 5.9%   | 5.8%   |

### 2023 EMPLOYED POPULATION 16+ BY OCCUPATION

|                                 |              |              |              |
|---------------------------------|--------------|--------------|--------------|
| <b>White Collar</b>             | <b>76.5%</b> | <b>76.9%</b> | <b>75.0%</b> |
| Management/Business/Financial   | 23.4%        | 26.6%        | 26.1%        |
| Professional                    | 32.6%        | 31.3%        | 31.1%        |
| Sales                           | 10.6%        | 10.0%        | 9.0%         |
| Administrative Support          | 9.9%         | 8.9%         | 8.7%         |
| Services                        | 12.9%        | 11.5%        | 11.9%        |
| <b>Blue Collar</b>              | <b>10.6%</b> | <b>11.6%</b> | <b>13.1%</b> |
| Farming/Forestry/Fishing        | 0.1%         | 0.0%         | 0.0%         |
| Construction/Extraction         | 1.5%         | 2.7%         | 3.1%         |
| Installation/Maintenance/Repair | 0.6%         | 1.6%         | 1.7%         |
| Production                      | 2.8%         | 2.8%         | 2.7%         |
| Transportation/Material Moving  | 5.6%         | 4.6%         | 5.5%         |

### 2023 CONSUMER SPENDING

|  |              |               |                 |
|--|--------------|---------------|-----------------|
| Apparel & Services: Total \$                                 | \$4,825,525  | \$64,639,549  | \$137,064,693   |
| Average Spent  | \$2,198.42   | \$2,857.38    | \$2,817.30      |
| Education: Total \$  | \$4,392,340  | \$58,385,712  | \$120,945,416   |
| Average Spent  | \$2,001.07   | \$2,580.93    | \$2,485.98      |
| Entertainment/Recreation: Total \$                           | \$8,317,992  | \$112,687,382 | \$238,126,446   |
| Average Spent  | \$3,789.52   | \$4,981.32    | \$4,894.58      |
| Food at Home: Total \$                                       | \$14,960,596 | \$195,835,557 | \$415,533,011   |
| Average Spent  | \$6,815.76   | \$8,656.86    | \$8,541.10      |
| Food Away from Home: Total \$                                | \$8,043,609  | \$109,538,602 | \$232,978,745   |
| Average Spent  | \$3,664.51   | \$4,842.13    | \$4,788.78      |
| Health Care: Total \$  | \$16,184,699 | \$215,291,598 | \$456,565,607   |
| Average Spent  | \$7,373.44   | \$9,516.91    | \$9,384.51      |
| HH Furnishings & Equipment: Total \$                         | \$6,501,765  | \$89,054,221  | \$188,305,123   |
| Average Spent  | \$2,962.08   | \$3,936.62    | \$3,870.53      |
| Personal Care Products & Services: Total \$                  | \$2,141,820  | \$28,788,448  | \$61,027,402    |
| Average Spent  | \$975.77     | \$1,272.59    | \$1,254.39      |
| Shelter: Total \$  | \$55,370,485 | \$740,175,931 | \$1,566,503,162 |
| Average Spent  | \$25,225.73  | \$32,719.30   | \$32,198.79     |
| Support Payments/Cash Contributions/ Gifts in Kind: Total \$ | \$7,156,946  | \$98,863,275  | \$208,221,080   |
| Average Spent  | \$3,260.57   | \$4,370.23    | \$4,279.89      |
| Travel: Total \$   | \$4,949,285  | \$69,903,266  | \$147,237,615   |
| Average Spent  | \$2,254.80   | \$3,090.06    | \$3,026.40      |
| Vehicle Maintenance & Repairs: Total \$                      | \$2,847,007  | \$37,900,727  | \$80,767,411    |
| Average Spent  | \$1,297.04   | \$1,675.39    | \$1,660.14      |





# MIDLOTHIAN DEPOT

MIDLOTHIAN, VIRGINIA



## RETAIL LEASING



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