

An aerial photograph of the Ivymont Square Shopping Center. The image shows a large, multi-story commercial building with a flat roof, surrounded by extensive parking lots filled with cars. The center is bordered by a dense forest of green trees. In the foreground, a multi-lane road with a median is visible, with a few vehicles driving. The overall scene is bright and clear, suggesting a sunny day.

IVYMONT SQUARE SHOPPING CENTER

14271 Midlothian Turnpike (Midlothian at LeGordon Ave.) | Midlothian, VA

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CUSHMAN &
WAKEFIELD

THALHIMER

Property Overview

14271 Midlothian Turnpike, Midlothian, VA 23113

Available SF

14211	1,985 SF
14233	2,000 SF
14239	1,600 SF
14249	1,946 SF
14255-14257	3,200 SF

Features

- Excellent Visibility to Midlothian Turnpike
- Kroger anchored 168,770 SF shopping center
- Signalized intersection
- ± 1 miles from Route 288
- Signage Opportunities with direct Midlothian Turnpike Visibility

Traffic Counts

Midlothian Turnpike (US Rt. 60)	36,000 VPD
Winterfield Road	9,700 VPD

JOIN TENANTS



JOIN NEARBY RETAILERS



Property Overview | Site Plan



MIDLOTHIAN TURNPIKE 36,000 VPD

Location Overview

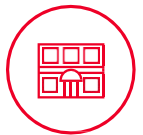


Property Highlight



168,770

SF TOTAL



1,600 – 2,000 SF

RETAIL SPACES RANGE



FULL ACCESS

TO MIDLOTHIAN TURNPIKE &
WINTERFIELD ROAD



PRIME FRONTAGE

AT HIGH-TRAFFIC, SIGNALIZED
INTERSECTION ON MIDLOTHIAN TURNPIKE



1,900+

RESIDENTIAL UNITS UNDER DEVELOPMENT
WITHIN 1/2 MILE RADIUS

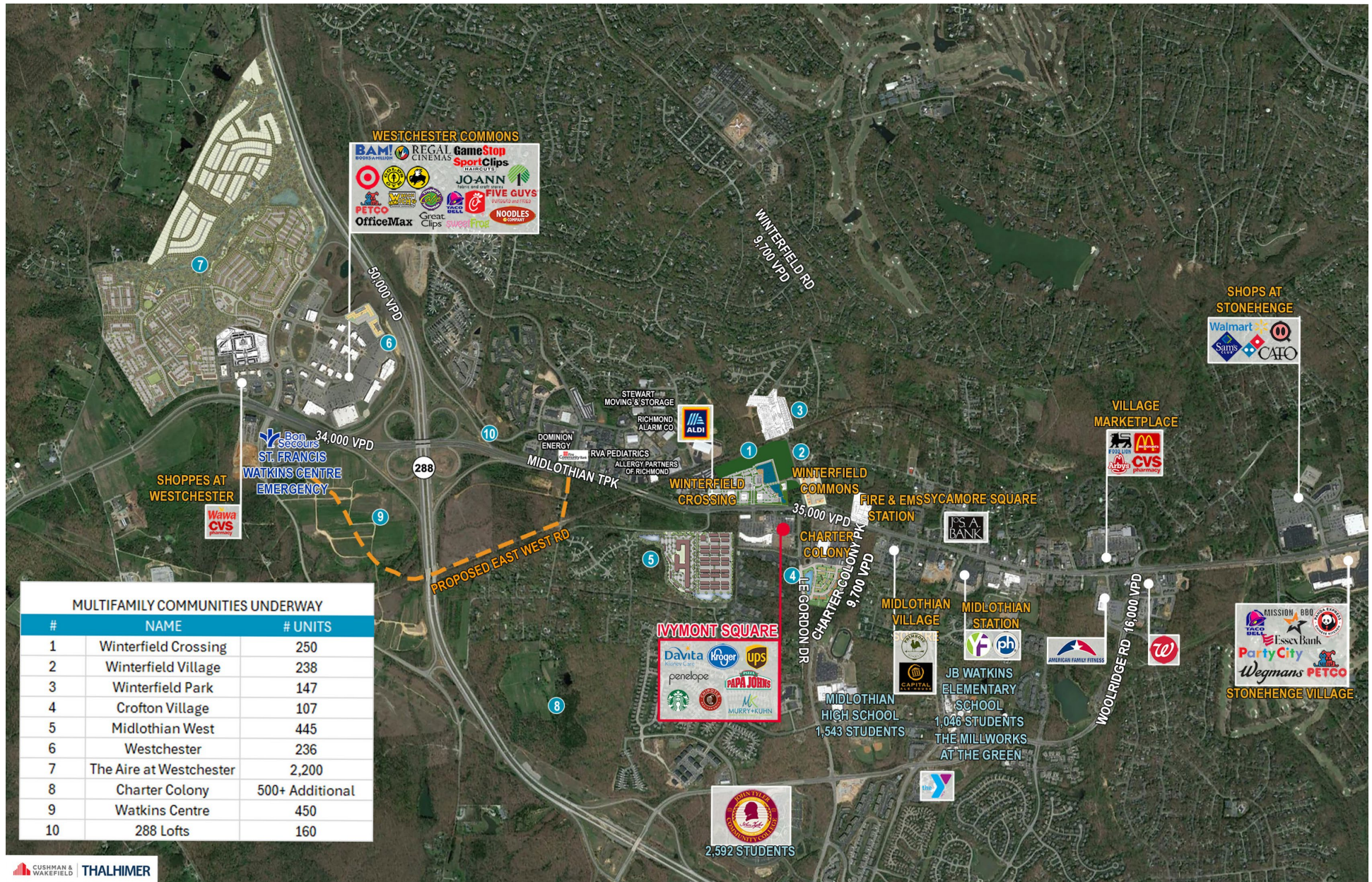


HIGHEST INCOME

TRADE AREA IN THE RICHMOND MSA



Location Overview



DEMOGRAPHICS

INCOME

	1 MILE	2 MILE	3 MILE	5 MILE	10-MINUTE	15-MINUTE
Estimated 2022 Average Household Income	\$135,354	\$148,078	\$158,733	\$146,419	\$152,823	\$136,315
Projected 2027 Average Household Income	\$149,263	\$163,885	\$177,014	\$165,604	\$171,587	\$155,389

POPULATION

	1 MILE	2 MILE	3 MILE	5 MILE	10-MINUTE	15-MINUTE
Estimated 2022 Population	5,559	19,444	39,408	92,70	51,853	138,989
Projected 2027 Population	5,794	20,082	40,507	95,487	53,304	143,371
Census Population (2020)	5,453	18,460	36,821	89,352	49,127	134,915
Census Population (2010)	3,728	15,206	31,945	76,369	40,723	117,337
2022 Total Daytime Population	6,079	18,211	35,664	90,993	58,120	137,135

HOUSEHOLDS

	1 MILE	2 MILE	3 MILE	5 MILE	10-MINUTE	15-MINUTE
Estimated 2022 Households	2,276	7,596	14,826	35,012	19,732	53,399
Projected 2027 Households	2,367	7,854	15,280	36,090	20,312	55,174
Median Home Value	\$470,607	\$461,417	\$433,778	\$386,979	\$424,312	361,327
Median Age	42.0	41.0	42.5	41.6	41.6	41.5



2 MILE AVG. HH INCOME

\$148,078



10 MINUTE POPULATION

51,853



3 MILE: COLLEGE DEGREE+

62.9 %



VEHICLES PER DAY
MIDLOTHIAN TURNPIKE

40,000

Area Accolades

#4

Ranked #4 in **Top 10 Mid-Sized American Cities of the Future**
- Foreign Direct Investment Magazine

TOP
10

Top 10 **Most Interesting** Food
Scenes Across the Country
- USA Today

TOP
10

Top 10 of America's **Most Historic
Towns & Cities** (Richmond)
- MSN

TOP
20

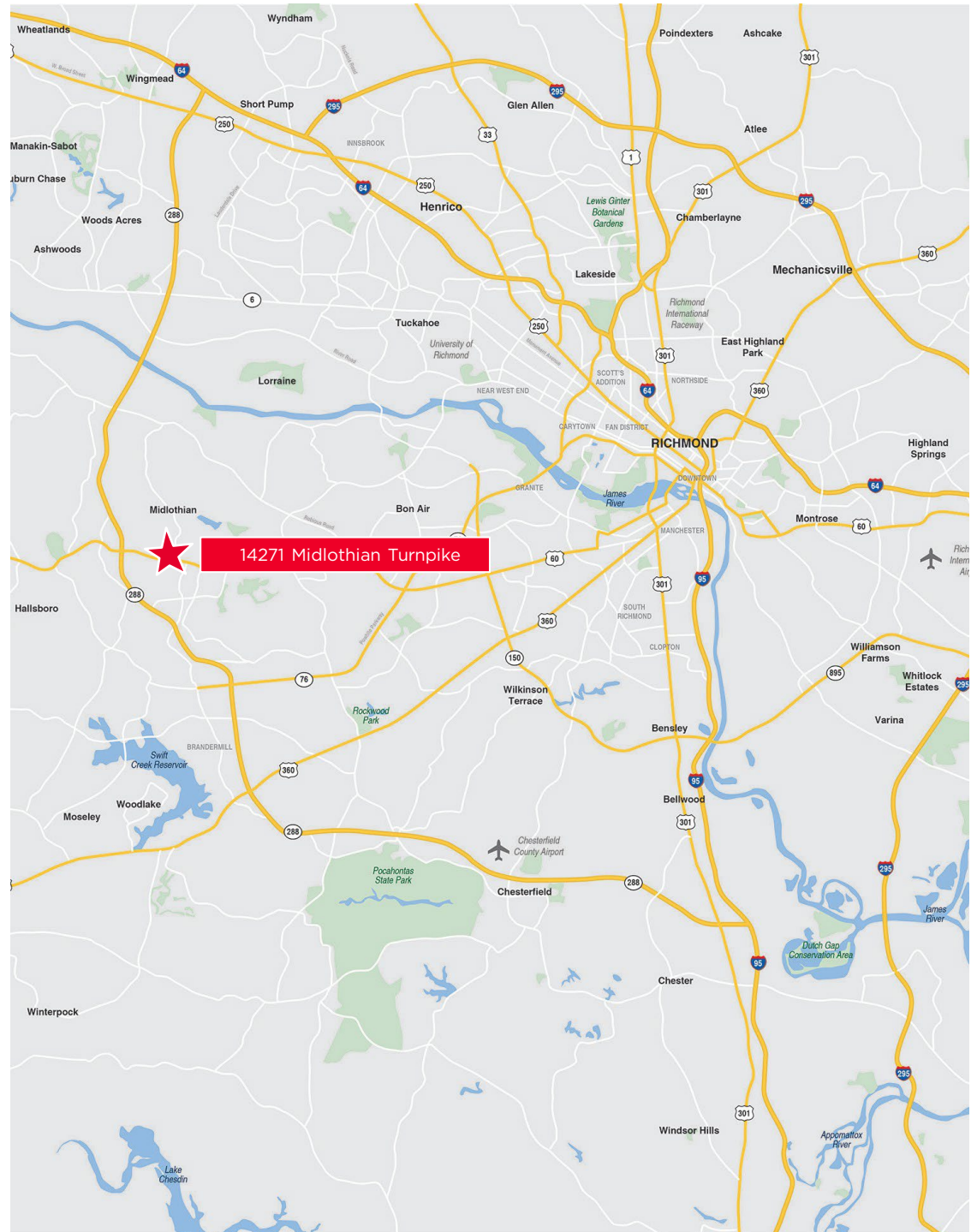
Top 20 Cities to **Start a Business**
(Richmond)
- CNBC

TOP
50

Ranked #39 **Best Places to Travel** in
2021 (Richmond)
- Travel + Leisure

TOP
100

Top 100 Best **Places to Live**
(Midlothian)
- Money Magazine



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