



WESTCHESTER
COMMONS

WHERE GEOGRAPHY MEETS OPPORTUNITY.

TWO 2ND GENERATION RESTAURANTS AVAILABLE



CUSHMAN &
WAKEFIELD

THALHIMER

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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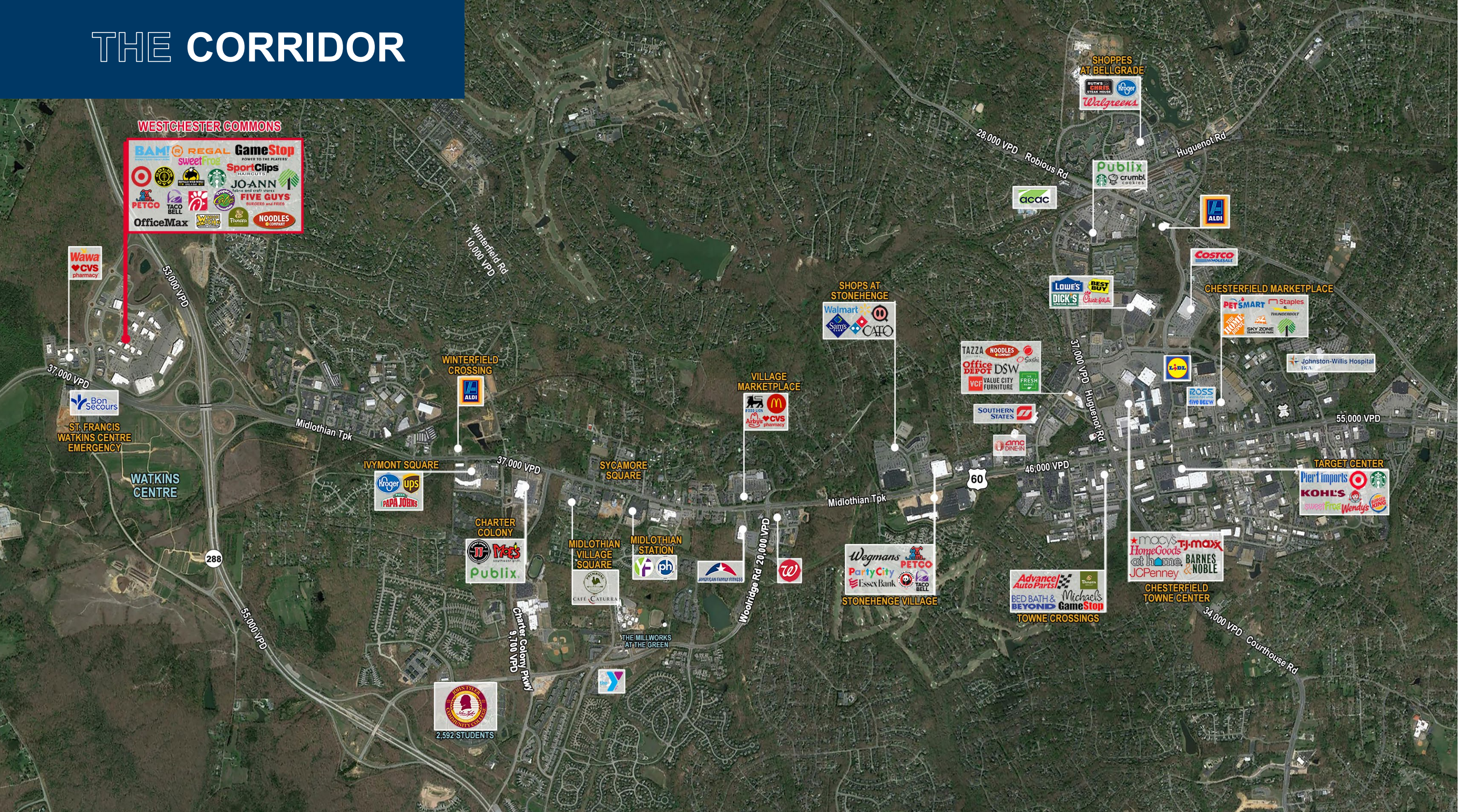
THE LAYOUT

Unit	Tenant
155	Rusty Taco
170	X-Golf
165	D1 Sports
200-205	Joyner Realty
245	Sport Clips
255	Sedona Tap House
280-285	Buffalo Wild Wings
320	Greater than Sparrow
355	Tidewater Physical Therapy
385	Midlothian Family Practice
390	Takara Ramen
395	Noodle's & Company
405	Plaza Azteca
410	Ski Center
420-425	Napa Kitchen
702	Starbucks
704	GNC
706	Hair Cuttery
708	Club Pilates
710	StretchLab
714	Verizon Wireless
802	AT&T
804	Great Clips
806	LT Nails
808	Fruit Fixed
810	Potomac River Running
812	Game Stop
816	Tropical Smoothie Café
818	Five Guys
850	McAlister's Deli
860	Mathnasium
865	Whichwich
905-910	Encore Dance Studio
915	Sweet Frog
925	Ortho On Call
936	Luxury Pool & Spa
955	Latitudes
970	Edward Jones
975	Airrosti
980	Escape Massage
1020-1030	Chippenham Pediatrics
1510-1515	Glow Med Spa
1520-1540	Horsey Orthodontics
2000	Dollar Tree
2020	Maurice's



Available Space	Square Footage
220-235	5,549 SF
275	1,800 SF
310	2,011 SF
330	2,065 SF
415	1,890 SF
802	3,200 SF
930	990 SF
965 & 972	3,179 SF
1300	5,200 SF
1410	7,500 SF
1420	8,300 SF
1505	1,990 SF
2030	3,000 SF
2050	4,500 SF
2060	7,000 SF
Outparcel 11	1.03 acres
2nd GENERATION RESTAURANT SPACES	
1010	4,200 SF
270	2,936 SF

THE CORRIDOR



PREMIER RETAIL SPACE FOR LEASE
WESTCHESTER COMMONS SHOPPING CENTER
RICHMOND, VIRGINIA

WESTCHESTER COMMONS



PREMIER RETAIL SPACE FOR LEASE
WESTCHESTER COMMONS SHOPPING CENTER
RICHMOND, VIRGINIA

THE NUMBERS

HIGHLIGHTS



61,465

5 MILE POPULATION



132,709

15 MINUTE DAYTIME POPULATION



\$472,431

3 MILE AVERAGE HOME VALUE



\$146,639

3 MILE AVERAGE HOUSEHOLD INCOME



64%




3 MILE EDUCATION BACHELOR & ABOVE









60.6%




AHHI \$100,000 & ABOVE





Join Major Retailers









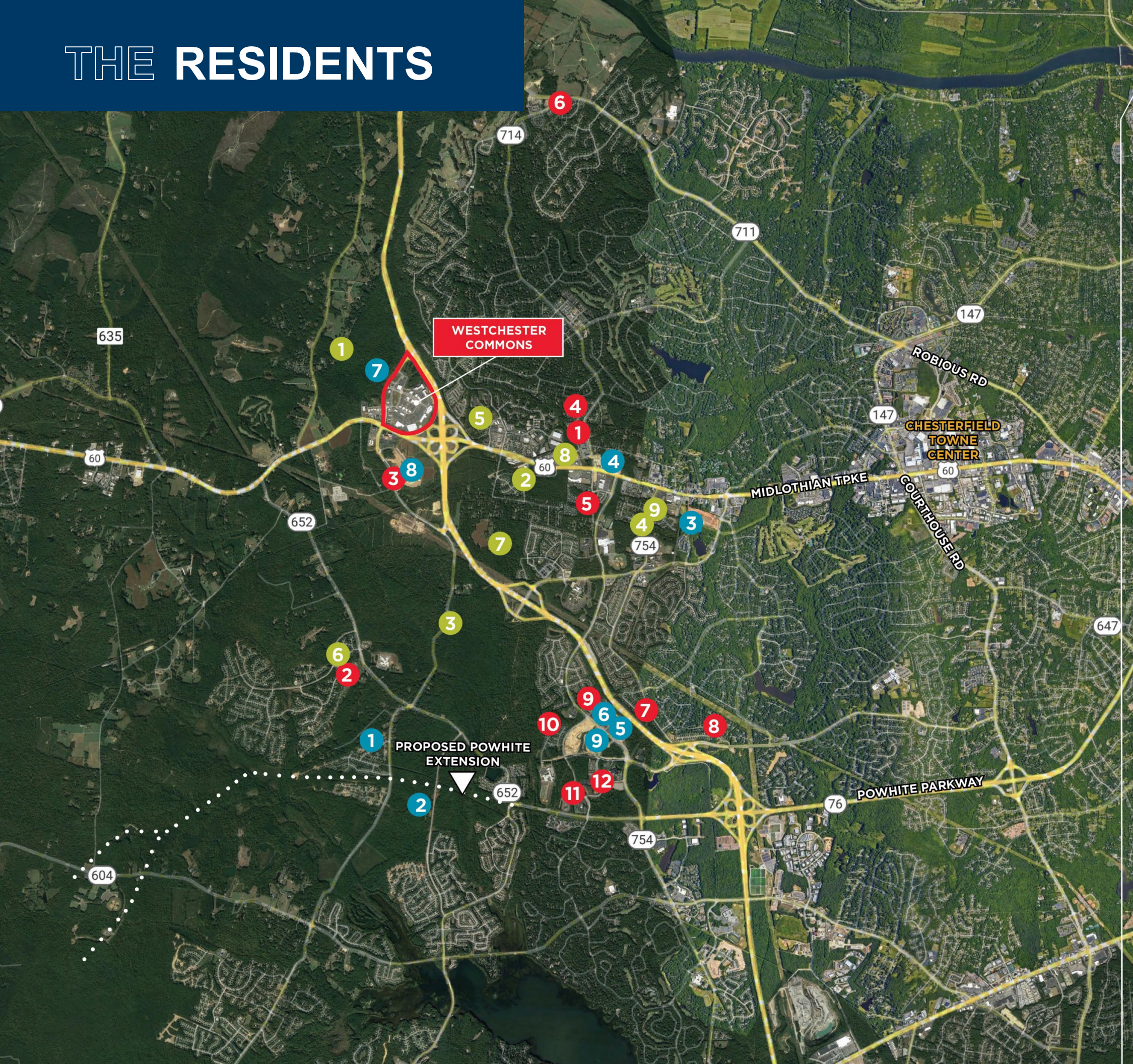




	3 Mile	5 Mile	10 Mile	15 Minute	20 Minute
2021 Estimated Population	20,233	61,465	312,367	130,261	329,383
2026 Projected Population	22,197	66,436	329,189	138,107	347,449
2021 Households	8,048	23,481	120,117	49,974	127,912
2021 Education Bachelors & Above	64%	62.1%	53.3%	53.9%	52.4%
2021 Average Household Income	\$146,639	\$142,469	\$122,832	\$122,404	\$120,630
2021 Median Household Income	\$85,782	\$70,908	\$92,133	\$96,597	\$90,489
\$100,000 Average HH Income & Above	53.3%	56.4%	46.8%	48.7%	46.1%
2021 Average Home Value	\$472,431	\$397,514	\$323,640	\$310,191	\$319,371
Daytime Population	20,523	51,974	299,646	132,709	328,928
2021 Median Age	42.6	42.1	41.3	41.3	41.1

THE RESIDENTS

RESIDENTIAL DEVELOPMENT WESTCHESTER COMMONS



RECENTLY COMPLETED		
DEVELOPMENT	UNITS (SF + TH + MF)	
1 Winterfield Village	±248 Units	
2 Hallsley	±729 Units	
3 Castle Development	±225 Units	
4 Winterfield Park	±160 Units	
5 Crofton Village	±107 Units	
6 Artistry at Winterfield	±200 Units	
7 Queensgate	±75 Units	
8 Queensbluff	±50 Units	
9 Sapphire	±255 Units	
10 Centerpoint Crossing	±81 Units	
11 Abberly at Centerpoint	±273 Units	
12 The Memory Center	±90 Bed Alzheimer's Care Facility	

2,493+ UNITS EXISTING

UNDER CONSTRUCTION		
DEVELOPMENT	UNITS (SF + TH + MF)	
1 New Market	±440 Units	
2 Rountrey	±3,500 Units	
3 Coalfield Station	±300 Units	
4 Promenade at Winterfield	±69 Units	
5 Centerpoint Townes	±180 Units	
6 Oxygen at Centerpoint II	±192 Units	
7 Rebkee Partners	±215 Units	
8 Castle Development	±200 Units	
9 Centerpoint Commons Apartments	±356 Units	

5,452+ UNITS UNDER CONSTRUCTION

PLANNED		
DEVELOPMENT	UNITS (SF + TH + MF)	
1 The Aire At Westchester	±2,200 Units	
2 Midlothian West	±445 Units	
3 Roseland	±5,540 Units	
4 Randolph's Pond	±132 Units	
5 Wylderose Apartments	±160 Units	
6 Hallsley	±240 Units	
7 Charter Colony	±495 Units	
8 Winterfield Crossing	±240 Units	
9 Sycamore Place	±71 Units	

9,523+ UNITS PLANNED



**WESTCHESTER
COMMONS**

**RT 288 & MIDLOTHIAN TURNPIKE
MIDLOTHIAN, VIRGINIA**



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