



Where Geography Meets Opportunity

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Thalhimer Center
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\$145,000

3-MILE
average
household
income

290,094

ESTIMATED 2016 POPULATION WITHIN 10 MILES

\$300,957

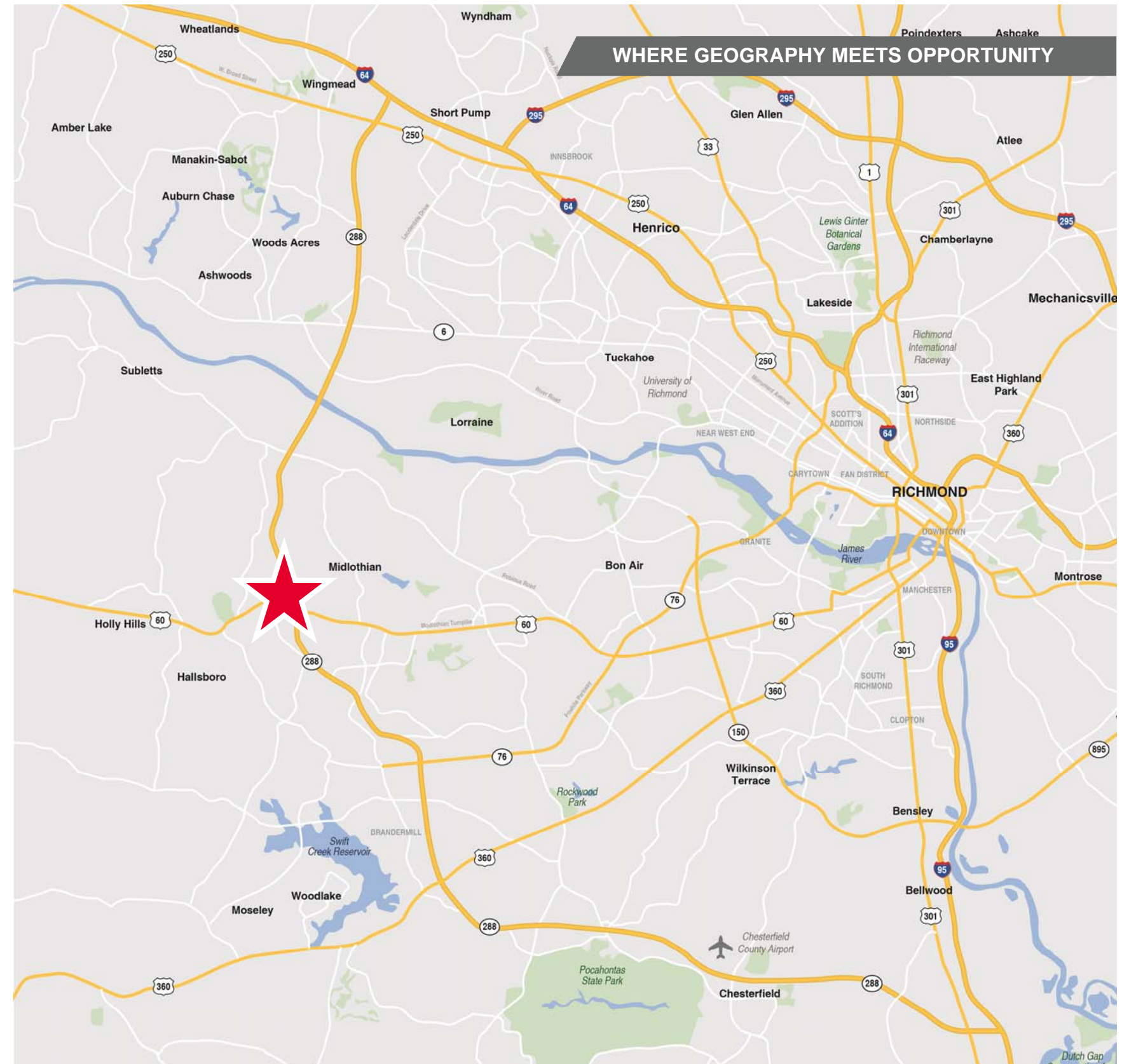
median home
value within
10-minute drive

TOTAL EMPLOYEES
WITHIN 10-MINUTE DRIVE
(26.9% of population has
a 30-60 minute commute)

47,464

\$8.42B

TOTAL 10-MILE
HOUSEHOLD
EXPENDITURE
(\$4.6B IN RETAIL
EXPENDITURE)







THALHIMER

Westchester Commons Shopping Center



**WESTCHESTER
COMMONS**

Unit	Tenant	SF
155	Available	2,400 SF
160	Available	1,600 SF
165-170	Available	9,645 SF
220-235	Available	5,549 SF
260	Available	974 SF
270	Available	2,936 SF
275	Available	1,800 SF
330	Available	2,065 SF
390	Available	3,105 SF
415-420	Available	6,198 SF
810	Available	2,804 SF
930	Available	990 SF
960-965	Available	4,604 SF
975	Available	1,200 SF
1010	Available	4,200 SF
1420	Available	8,300 SF
1505	Available	1,990 SF
2030	Available	3,000 SF
2050	Available	4,500 SF
2060	Available	7,000 SF

Specifications

Address	15786 WC Main Street Midlothian, Virginia 23113
Total Size	650,000 SF of existing retail with potential to expand
Site Size	128 acres
Year Built	2009
Location	Prime Chesterfield location at the intersection of heavily traveled Route 288 and Midlothian Turnpike
Features	<ul style="list-style-type: none">• Strong national anchors• Multiple anchor positions available• High-profile outparcels available• Unparalleled access with easy egress• Competitive rental rates• Adjacent to Bon Secour's St. Francis Watkins Centre

Demographics

	3 Miles	5 Miles	10 Miles
Population	20,088	55,444	290,094
No. of Households	7,948	21,637	113,892
Daytime Population	6,657	25,228	128,047

Traffic Counts

Route 288	40,000 VPD
Midlothian Turnpike	33,000 VPD

Join Major Retailers



Unit	Tenant	SF
200-205	Joyner Realty	4,824 SF
245	Sports Clips	1,600 SF
255	Sedona Tap House	4,371 SF
280-285	Buffalo Wild Wings	6,400 SF
310	Accent's Unlimited	2,011 SF
320	Greater than Sparrow	1,900 SF
355	Tidewater Physical Therapy	2,810 SF
385	Midlothian Family Practice	11,050 SF
395	Noodle's	2,500 SF
405	Plaza Azteca	5,907 SF
410	Ski Center	5,805 SF
425	Solar Nail Spa	2,470 SF
702	Starbucks	1,800 SF
704	GNC	1,200 SF
706	Haircuttery	1,200 SF
708-712	Carytown Bikes	3,800 SF
714	Verizon Wireless	3,879 SF

Unit	Tenant	SF
802	AT&T	3,200 SF
804	Great Clips	1,200 SF
806	LT Nails	1,200 SF
808	Cell Phone Repair	1,200 SF
812	Game Stop	1,880 SF
816	Tropical Smoothie Cafe	1,800 SF
818	Five Guys	2,279 SF
850	McAlister's Deli	3,600 SF
860	Mathnasium	1,581 SF
865	WhichWich	1,700SF
905-910	Encore Dance Studio	5,063 SF
915	Sweet Frog	1,310 SF
925	Ortho On Call	7,790 SF
936	Luxury Pool & Spa	2,500 SF
955	Latitudes	4,510 SF
970	Edward Jones	1,000 SF
980	Escape Massage	3,200 SF

Unit	Tenant	SF
1020-1030	Chippenham Pediatrics	6,000 SF
1300	Sleepy's	5,200 SF
1410	Dress Barn	7,500 SF
1510-1515	Glow Med Spa	1,904 SF
1520	Kumon Learning Center	1,208 SF
1525-1540	Horsey Orthodontics	4,824 SF
2000	Dollar Tree	9,325 SF
2020	Maurice's	5,200 SF

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