



WESTCHESTER
COMMONS

WHERE GEOGRAPHY MEETS OPPORTUNITY.

TWO 2ND GENERATION RESTAURANTS AVAILABLE



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
415	Forever Young
420-425	Napa Kitchen
702	Starbucks
704	GNC
706	Hair Cuttery
708	Club Pilates
710	StretchLab
714	Verizon Wireless
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
802	3,200 SF
930	990 SF
965 & 972	3,179 SF
1010	4,200 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 5	2.04 acres
Outparcel 11	1.03 acres
2 nd 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



66,389

5 MILE POPULATION



135,181

15 MINUTE DAYTIME POPULATION



\$553,698

3 MILE AVERAGE HOME VALUE



\$169,979

3 MILE AVERAGE HOUSEHOLD INCOME



66.2%




3 MILE EDUCATION BACHELOR & ABOVE










60.6%




AHHI \$100,000 & ABOVE




Join Major Retailers









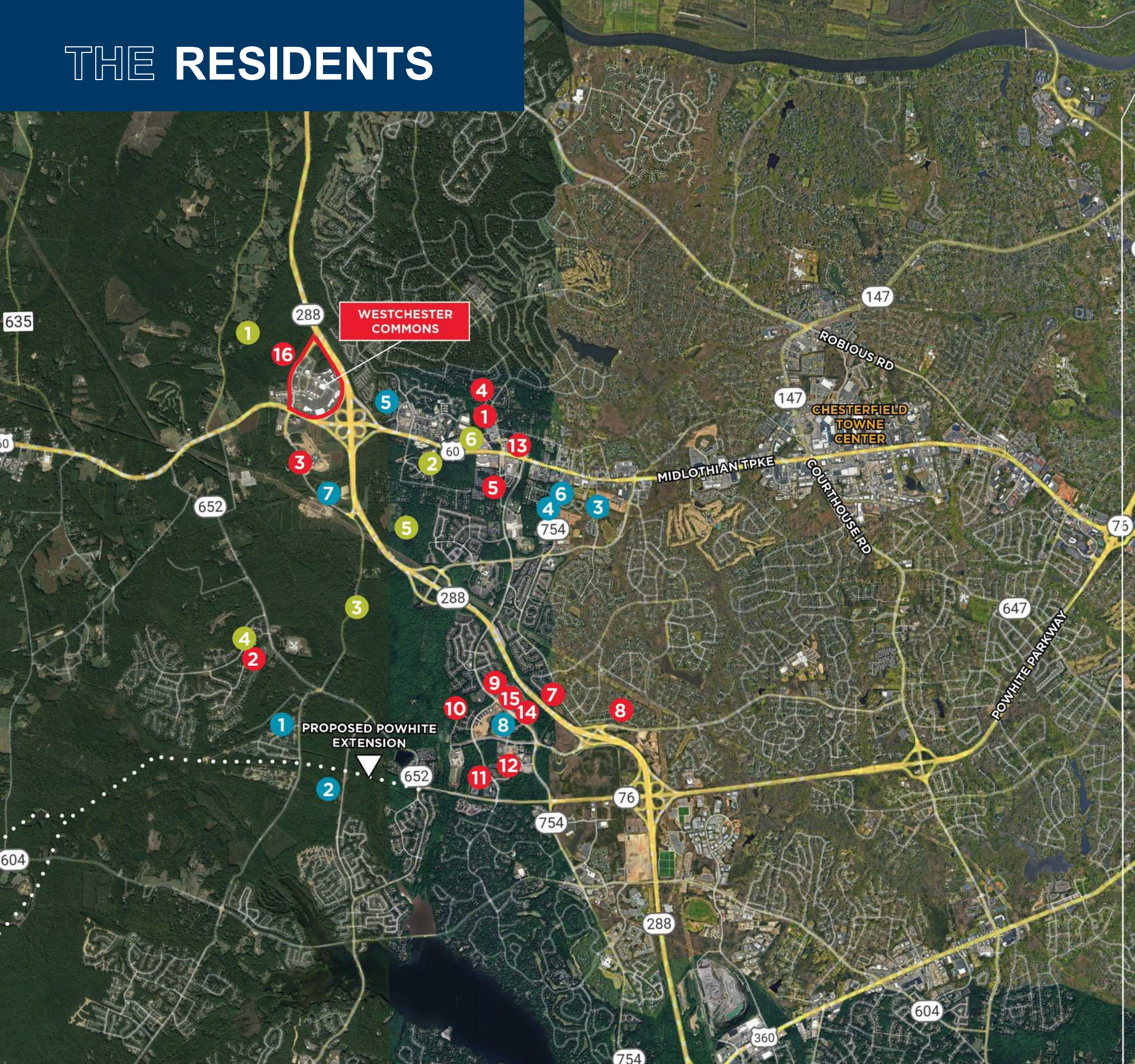




	3 Mile	5 Mile	10 Mile	15 Minute	20 Minute
2023 Estimated Population	22,692	66,389	324,987	135,181	331,544
2028 Projected Population	24,589	69,989	334,852	141,155	341,971
2023 Households	8,880	25,065	125,267	51,716	128,734
2023 Education Bachelors & Above	66.2%	64.3%	55.7%	53.9%	52.4%
2023 Average Household Income	\$169,979	\$168,416	\$142,079	\$144,241	\$137,670
2023 Median Household Income	\$116,455	\$123,869	\$101,576	\$117,166	\$98,612
\$100,000 Average HH Income & Above	56.9%	60.6%	51%	53.1%	59.5%
2023 Average Home Value	\$553,698	\$445,842	\$452,436	\$387,688	\$381,686
Daytime Population	21,978	66,389	324,987	131,189	320,627
2023 Median Age	42.8	41.9	41.4	41	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	±425 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	
13 Promenade at Winterfield	±69 Units	
14 Centerpoint Townes	±180 Units	
15 Oxygen at Centerpoint II	±192 Units	
16 Rebkee Partners	±215 Units	

3,349+ 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 Randolph's Pond	±132 Units	
5 Wylderose Apartments	±160 Units	
6 Sycamore Place	±71 Units	
7 Watkins Center	±283 Units	
8 Centerpoint Commons Apartments	±356 Units	

5,142+ 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 Hallsley	±240 Units	
5 Charter Colony	±495 Units	
6 Winterfield Crossing	±240 Units	

9,160+ UNITS PLANNED



RT 288 & MIDLOTHIAN TURNPIKE
MIDLOTHIAN, VIRGINIA



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