



WESTCHESTER COMMONS

WHERE GEOGRAPHY MEETS OPPORTUNITY



THALHIMER

David Crawford
First Vice President
804 697 3446
david.crawford@thalhimer.com

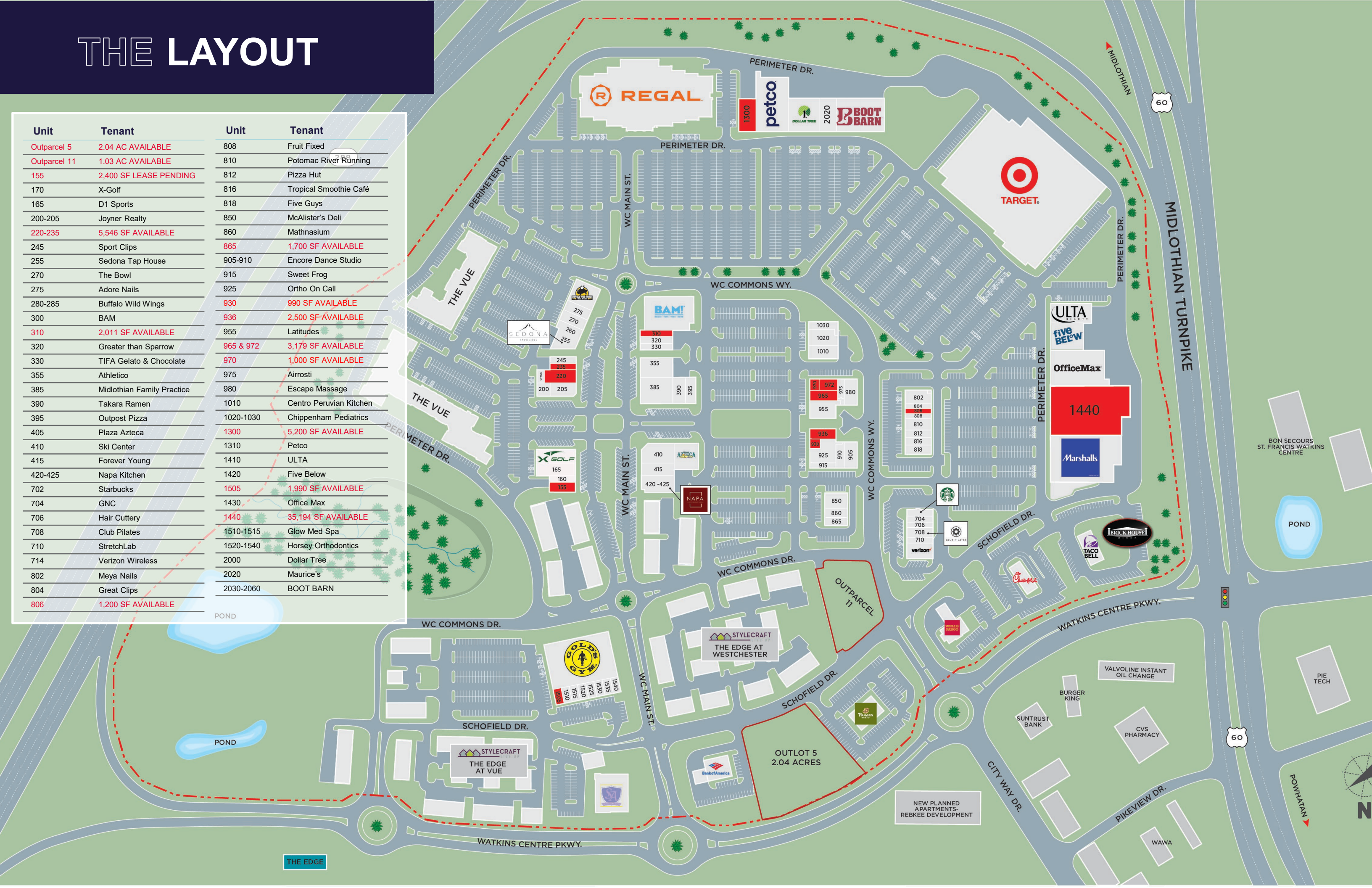
Kevin South
Vice President
804 697 7181
kevin.south@thalhimer.com

Alex Wotring
Senior Vice President
804 697 7163
alex.wotring@thalhimer.com

FOR MORE LEASING INFORMATION, CONTACT:

THE LAYOUT

Unit	Tenant	Unit	Tenant
Outparcel 5	2.04 AC AVAILABLE	808	Fruit Fixed
Outparcel 11	1.03 AC AVAILABLE	810	Potomac River Running
155	2,400 SF LEASE PENDING	812	Pizza Hut
170	X-Golf	816	Tropical Smoothie Café
165	D1 Sports	818	Five Guys
200-205	Joyner Realty	850	McAlister's Deli
220-235	5,546 SF AVAILABLE	860	Mathnasium
245	Sport Clips	865	1,700 SF AVAILABLE
255	Sedona Tap House	905-910	Encore Dance Studio
270	The Bowl	915	Sweet Frog
275	Adore Nails	925	Ortho On Call
280-285	Buffalo Wild Wings	930	990 SF AVAILABLE
300	BAM	936	2,500 SF AVAILABLE
310	2,011 SF AVAILABLE	955	Latitudes
320	Greater than Sparrow	965 & 972	3,179 SF AVAILABLE
330	TIFA Gelato & Chocolate	970	1,000 SF AVAILABLE
355	Athletico	975	Airosti
385	Midlothian Family Practice	980	Escape Massage
390	Takara Ramen	1010	Centro Peruvian Kitchen
395	Outpost Pizza	1020-1030	Chippenham Pediatrics
405	Plaza Azteca	1300	5,200 SF AVAILABLE
410	Ski Center	1310	Petco
415	Forever Young	1410	ULTA
420-425	Napa Kitchen	1420	Five Below
702	Starbucks	1505	1,990 SF AVAILABLE
704	GNC	1440	35,194 SF AVAILABLE
706	Hair Cuttery	1510-1515	Glow Med Spa
708	Club Pilates	1520-1540	Horsey Orthodontics
710	StretchLab	2000	Dollar Tree
714	Verizon Wireless	2020	Maurice's
802	Meya Nails	2030-2060	BOOT BARN
804	Great Clips		
806	1,200 SF AVAILABLE		



THE CORRIDOR



WESTCHESTER
COMMONS

PREMIER RETAIL SPACE FOR LEASE
WESTCHESTER COMMONS SHOPPING CENTER | RICHMOND, VA

THE PROPERTY



PREMIER RETAIL SPACE FOR LEASE
WESTCHESTER COMMONS SHOPPING CENTER | RICHMOND, VA

THE NUMBERS

HIGHLIGHTS



67,932

5 MILE POPULATION



270,862

20 MINUTE DAYTIME POPULATION



\$594,963

3 MILE AVERAGE HOME VALUE



\$195,398

3 MILE AVERAGE HOUSEHOLD INCOME



67.9%

3 MILE EDUCATION BACHELOR & ABOVE



63.9%

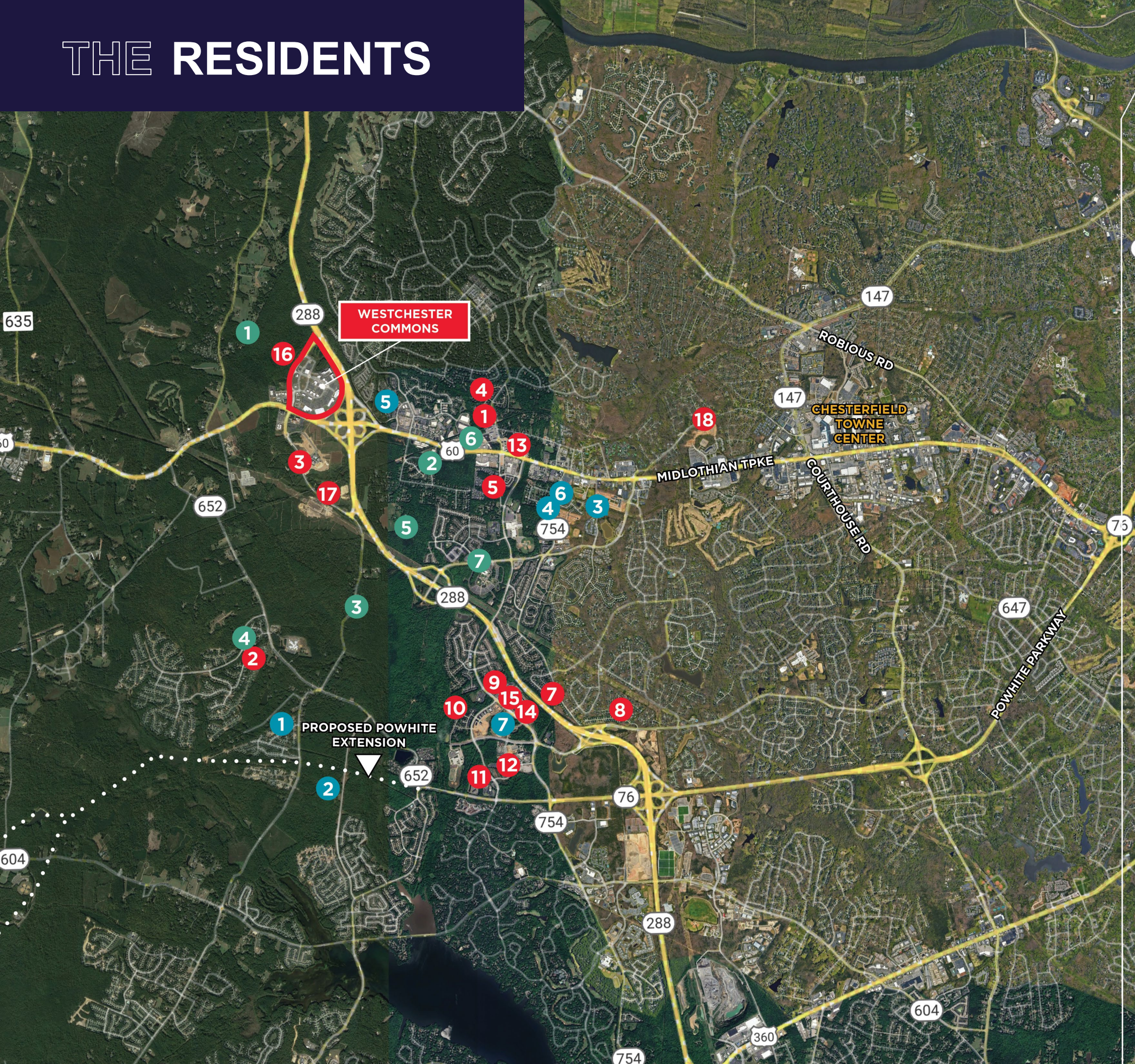
AHHI \$100,000 & ABOVE



	3 Mile	5 Mile	10 Mile	15 Minute	20 Minute
2024 Population	22,202	67,932	327,256	104,391	270,862
2029 Projected Population	24,499	74,279	339,874	112,253	289,606
2024 Households	8,699	25,682	126,165	39,375	107,434
2024 Education Bachelors & Above	67.9%	64.4%	55.7%	58%	54.6%
2024 Average Household Income	\$195,398	\$184,676	\$151,506	\$165,586	\$147,311
2024 Median Household Income	\$134,380	\$136,325	\$111,050	\$122,985	\$108,681
\$100,000 Average HH Income & Above	63.9%	66.4%	57.1%	63%	55.7%
2024 Average Home Value	\$594,963	\$541,481	\$501,701	\$503,936	\$489,002
Daytime Population	23,138	65,321	297,749	99,775	270,862
2023 Median Age	44.0	43.0	41.3	41.8	41.3

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	
17 Bainbridge	±310 Units	
18 Watkins Center	±283 Units	

3,942+ 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 Centerpoint Commons Apartments	±356 Units	

4,959+ 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	
7 Marcella	±245Units	

9,405+ UNITS PLANNED



**WESTCHESTER
COMMONS**

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



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Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com