

PROMENADE

AT WINTERFIELD

Midlothian Turnpike & Winterfield Road | Midlothian (Richmond MSA), Virginia



THALHIMER

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Promenade at Winterfield is an upscale, mixed-use development at the intersection of Midlothian Turnpike and Winterfield Road, 3/4 of a mile east of Route 288.





The mixed-use development will incorporate dining, pedestrian walkability and landscaped greenery. These elements will connect the local businesses, residences, shops and restaurants.

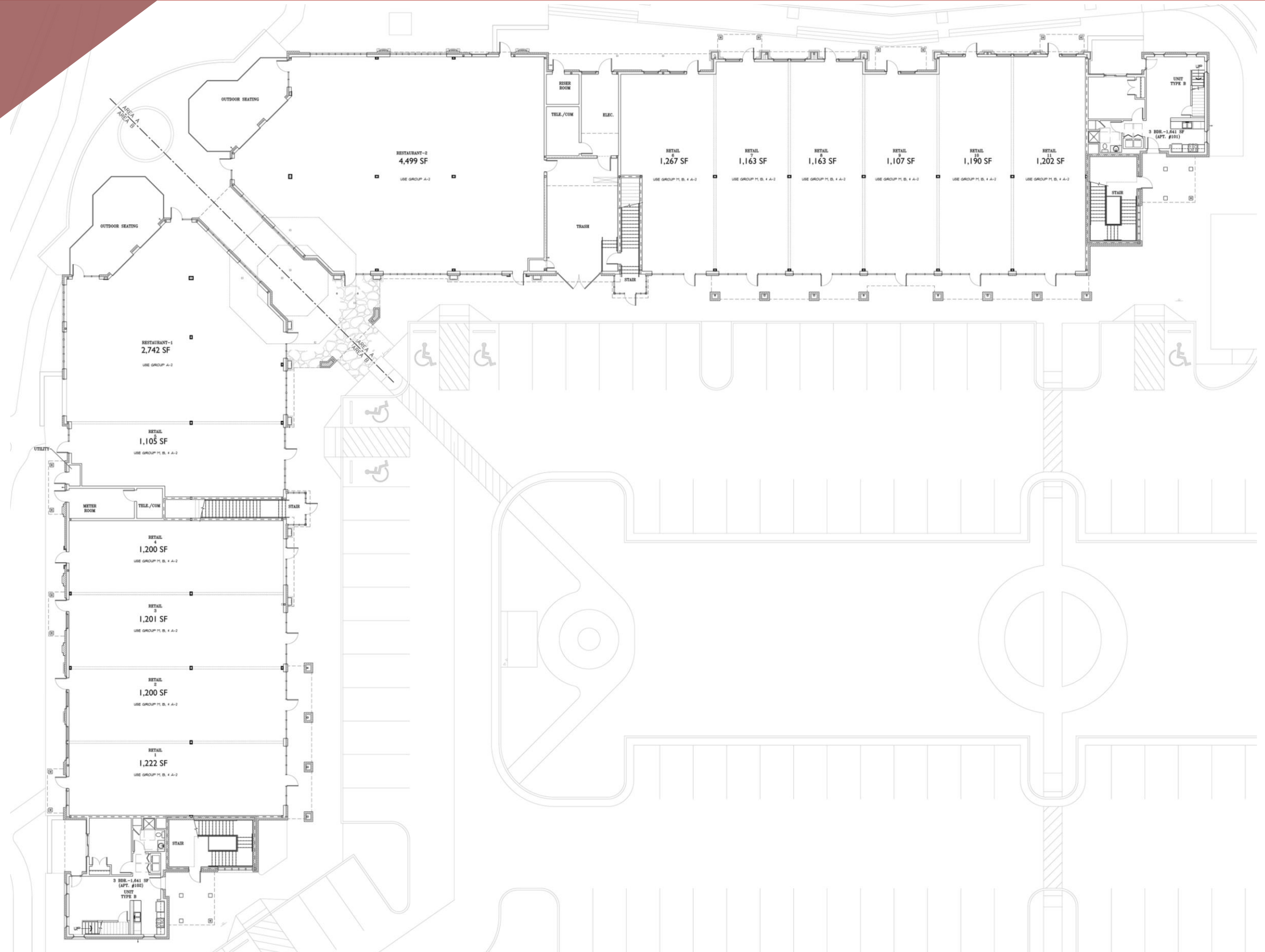


SITE PLAN





FLOOR PLAN





PROPERTY FEATURES

±24,000 

SF TOTAL

1,000 - 7,500 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

50



UPSCALE TOWNHOMES

19

LUXURY APARTMENTS

Q3

2020 TIMING



DEMOGRAPHICS

INCOME						
	1 MILE	2 MILE	3 MILE	5 MILE	10-MINUTE	15-MINUTE
Estimated Avg. Household Income	\$145,120	\$137,893	\$141,367	\$124,203	\$126,901	\$114,149
Projected Avg. Household Income	\$167,203	\$158,035	\$159,994	\$141,778	\$114,490	\$131,089



137,893

2 MILE AVG. HH INCOME

POPULATION						
	1 MILE	2 MILE	3 MILE	5 MILE	10-MINUTE	15-MINUTE
Estimated Population	5,867	19,807	37,468	88,553	57,776	130,566
Projected 2023 Population	6,833	19,053	37,676	94,618	62,122	139,216
Census Population (2010)	4,966	17,784	33,343	79,473	51,570	119,220
Census Population (2000)	3,118	10,033	23,207	64,750	41,269	101,086
Daytime Population	3,177	6,606	15,590	37,972	33,770	61,145



57,776

10-MIN POPULATION

RETAIL EXPENDITURE						
	1 MILE	2 MILE	3 MILE	5 MILE	10-MINUTE	15-MINUTE
Total Annual Household Expenditure	\$239 M	\$624 M	\$1.21 B	\$2.54 B	\$3.12 B	\$7.75 B
Total Annual Retail Expenditure	\$108 M	\$231 M	\$544 M	\$1.15 B	\$1.41 B	\$3.52 B
Total Monthly Household Expenditure	\$7,760	\$7,252	\$7,277	\$6,641	\$6,253	\$5,744
Total Monthly Retail Expenditure	\$3,499	\$3,272	\$3,280	\$3,000	\$2,830	\$2,608



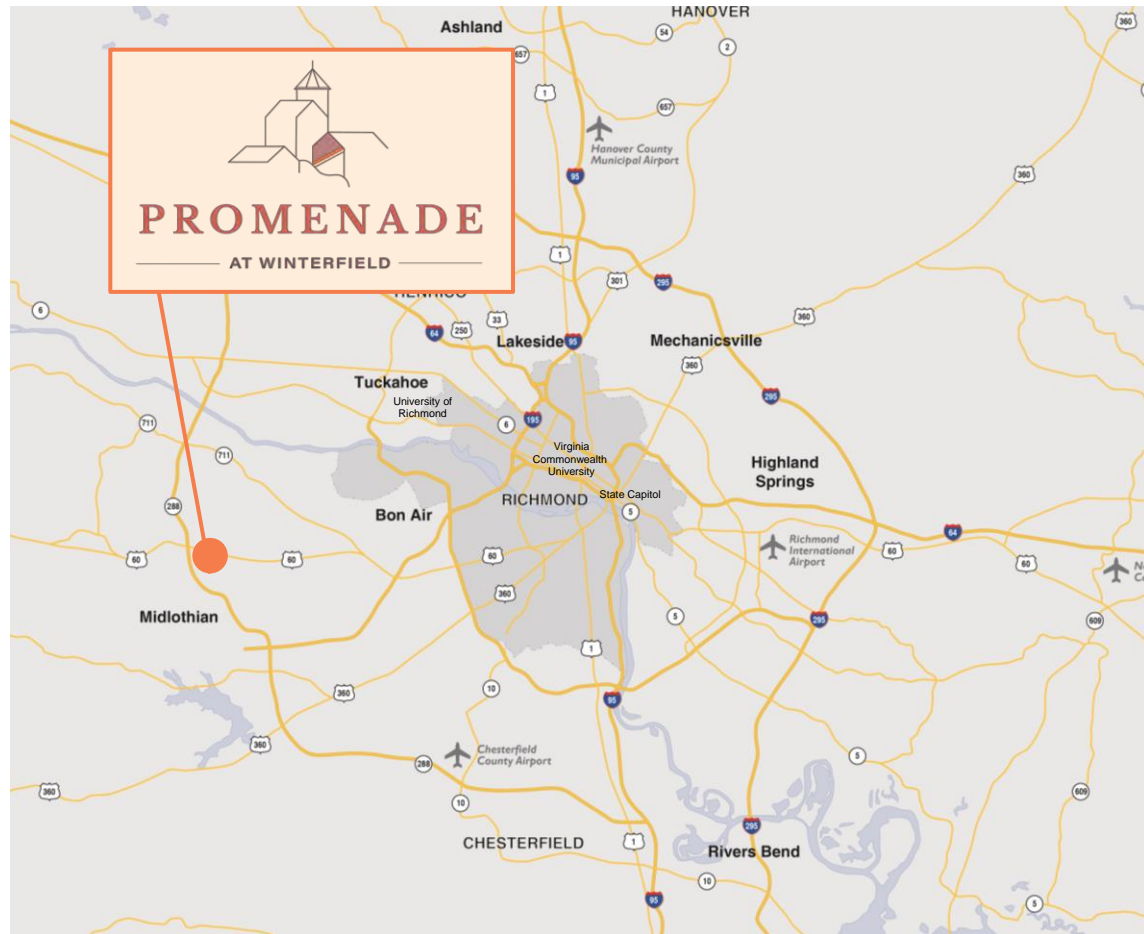
\$1.41 B

10-MIN: TOTAL RETAIL EXPENDITURE

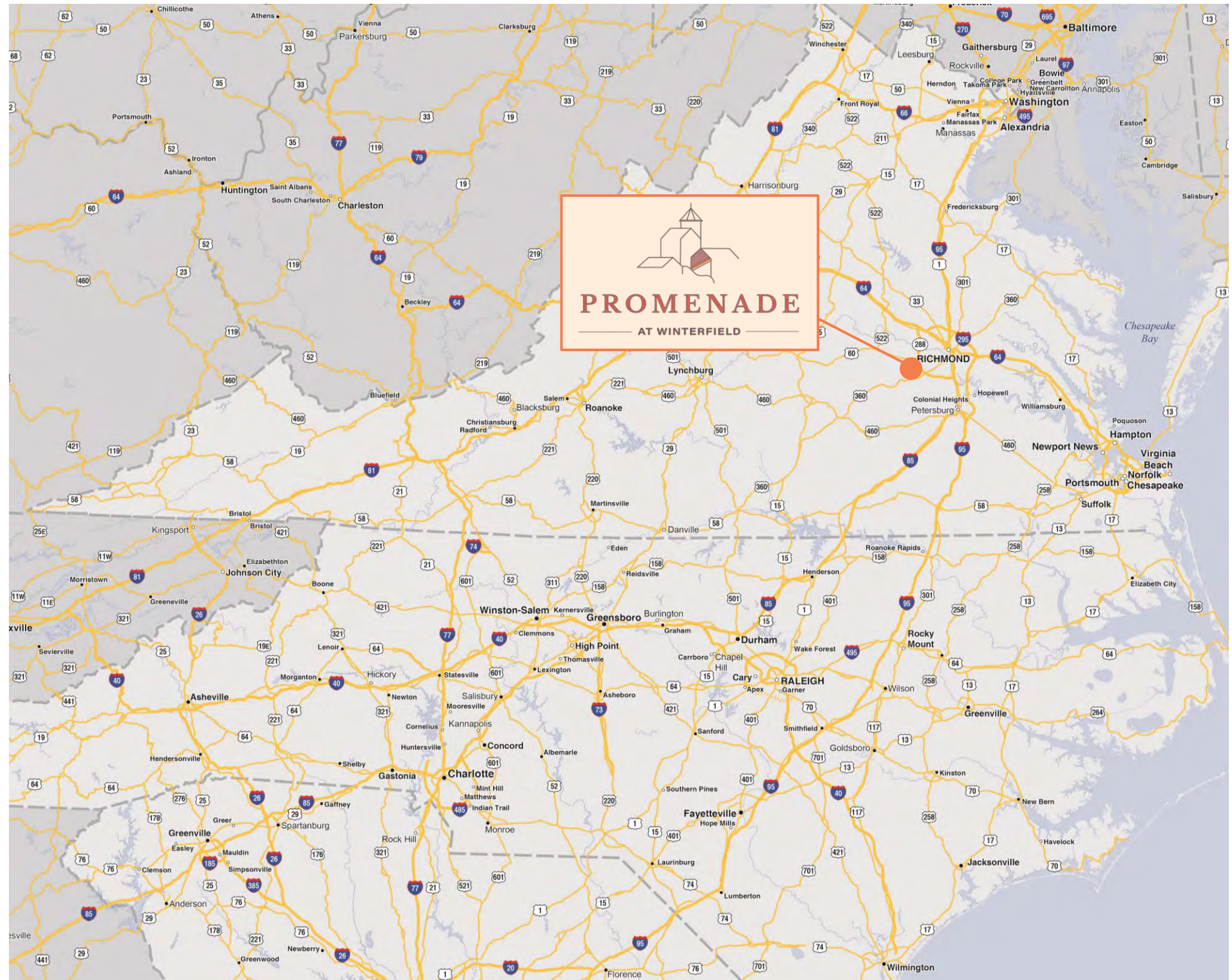


LOCATION

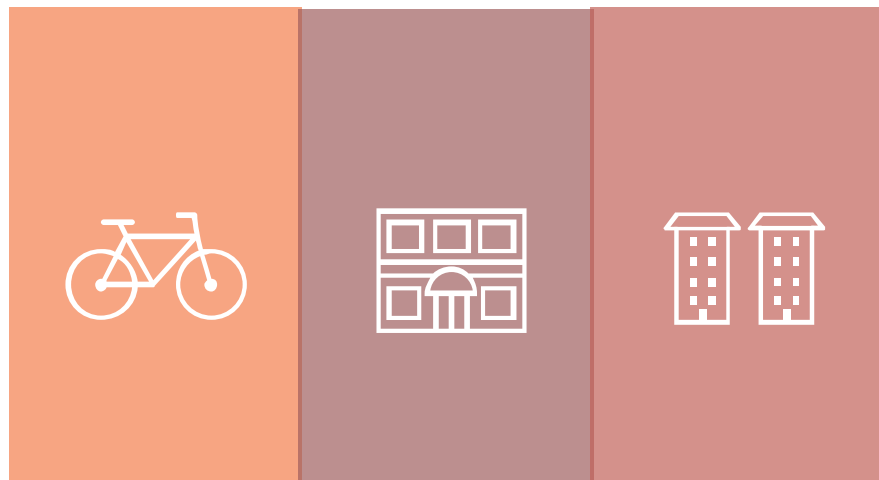
Richmond, MSA Location

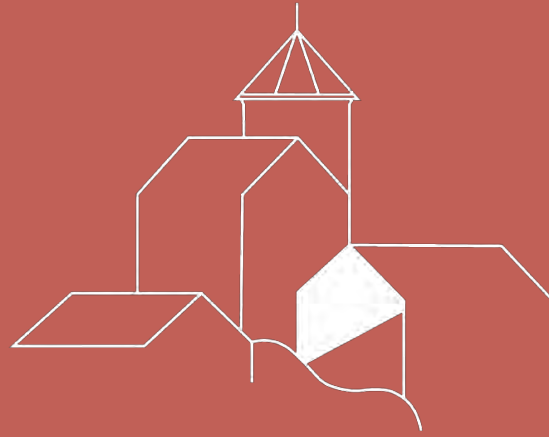


Virginia State Location



Located in Highest-Income Trade Area





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