



Winterfield Crossing

14210 Midlothian Turnpike,
Midlothian, VA 23113

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A new **Live, Work,
Entertainment
Development**
in the heart of Midlothian.

Property Overview



Winterfield Crossing, Blackwood Development Company's newest project, is a 25-acre, mixed-use development featuring 250 age-restricted residential units and a mix of retail, restaurant, and office tenants. The highlight of the project will be an entertainment district containing lakefront restaurants connected by promenades and boardwalks. Located in the highest income trade area in the Richmond market, this project will set the standard for future mixed-use development in Chesterfield County.

Located on the north-side of Midlothian Turnpike, just west of Winterfield Road, this mixed-use project is conveniently located and will serve as a place for people of all ages looking to shop, work, dine and relax. Located in an area of the county that is a destination for commerce, Winterfield Crossing will draw upon the history of Midlothian, as well as the vision for its future. The "village-like" feel is achieved with neighborhood-scale development, quality finishes and its unique ability to connect all aspects of the project, while mirroring a design style similar to the Midlothian Village.

Entrances to Winterfield Crossing will have left and/or right turn lanes for each access. This, along with easy access to Route 288, make this project easily accessible from all parts of Richmond.

Property Features

HISTORIC, SMALL TOWN FEEL

Drawing upon other successful developments in Midlothian and historic buildings in Richmond, Winterfield Crossing will combine history and contemporary design elements to create a cohesive village community for resident and visitors alike.

PEDESTRIAN-FRIENDLY

Paths for walking and biking crisscross the project. Miles of Walkways connect shops, offices and restaurants with parking areas and small parks. By keeping everything on a small scale, we're able to achieve a truly pedestrian-friendly environment.

RETAIL AND ENTERTAINMENT

Whether looking for an ice coffee or a quick sandwich, or need to run to a local boutique retail shop, Winterfield Crossing has a mix of everything. Our walkable streets with a Main Street feel make this new development the perfect new place to live, work and relax.



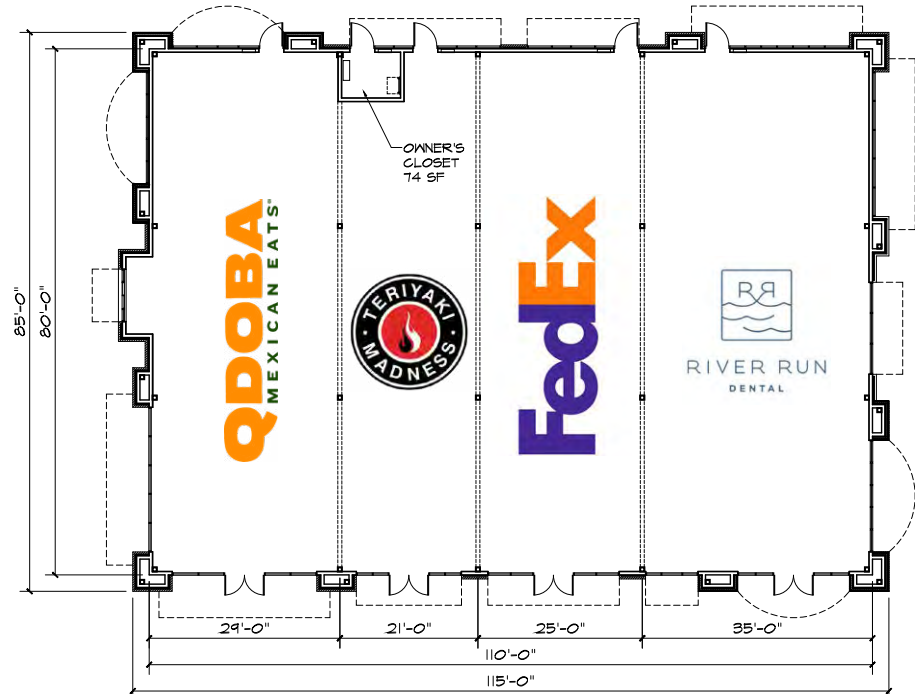
Site Plan



Floor Plans | Tier 1

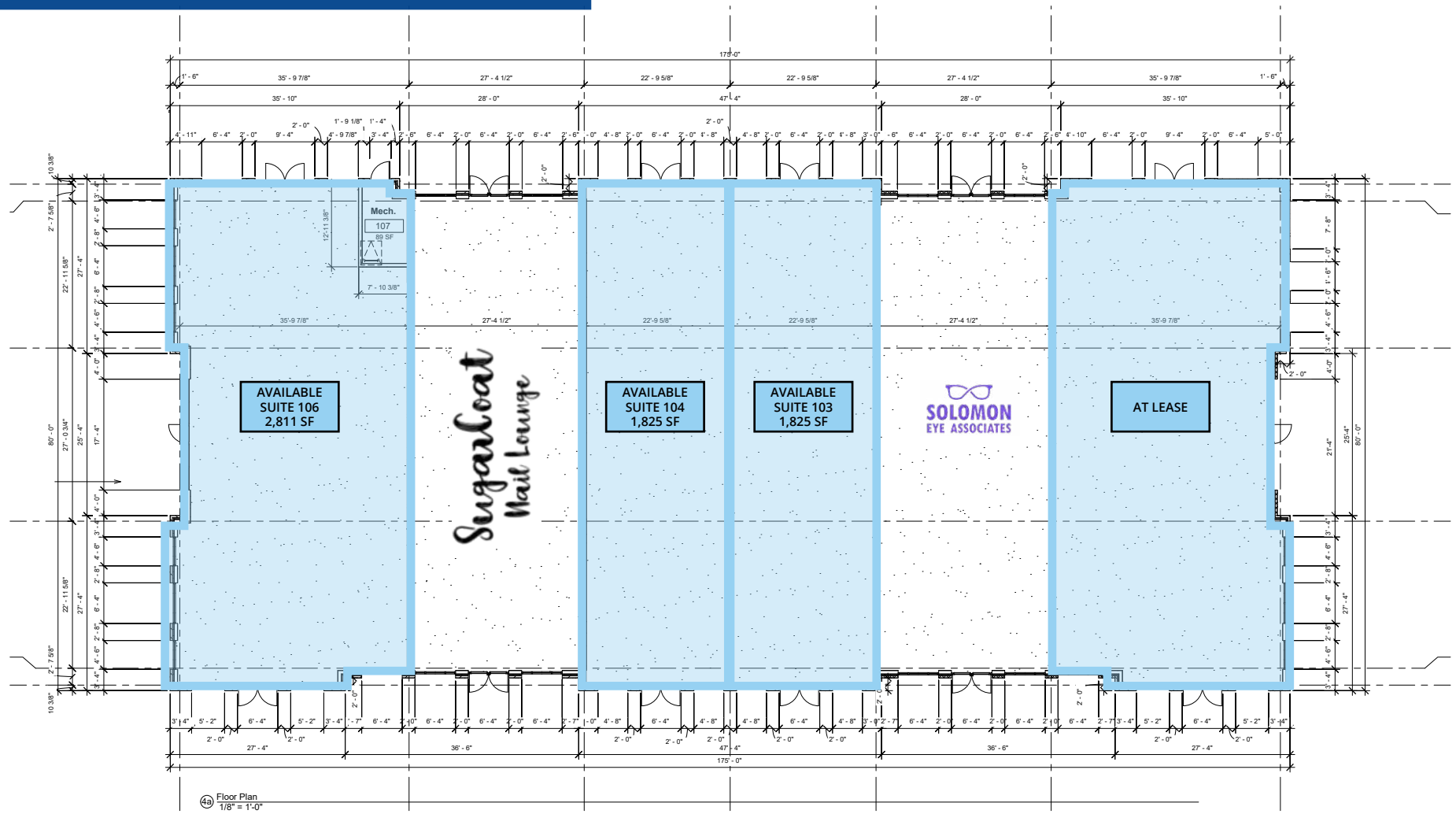


PLAN 1C

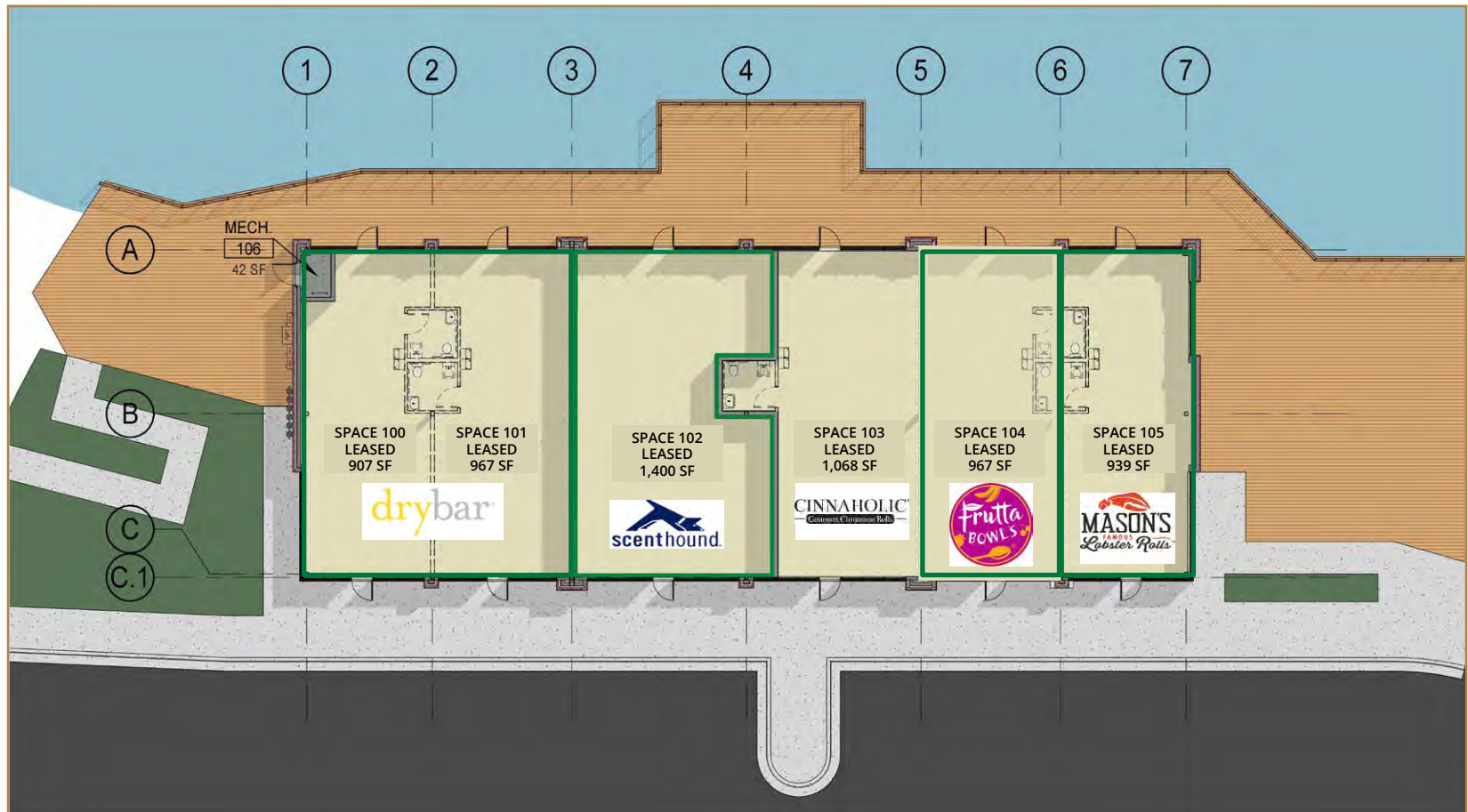


PLAN 1D

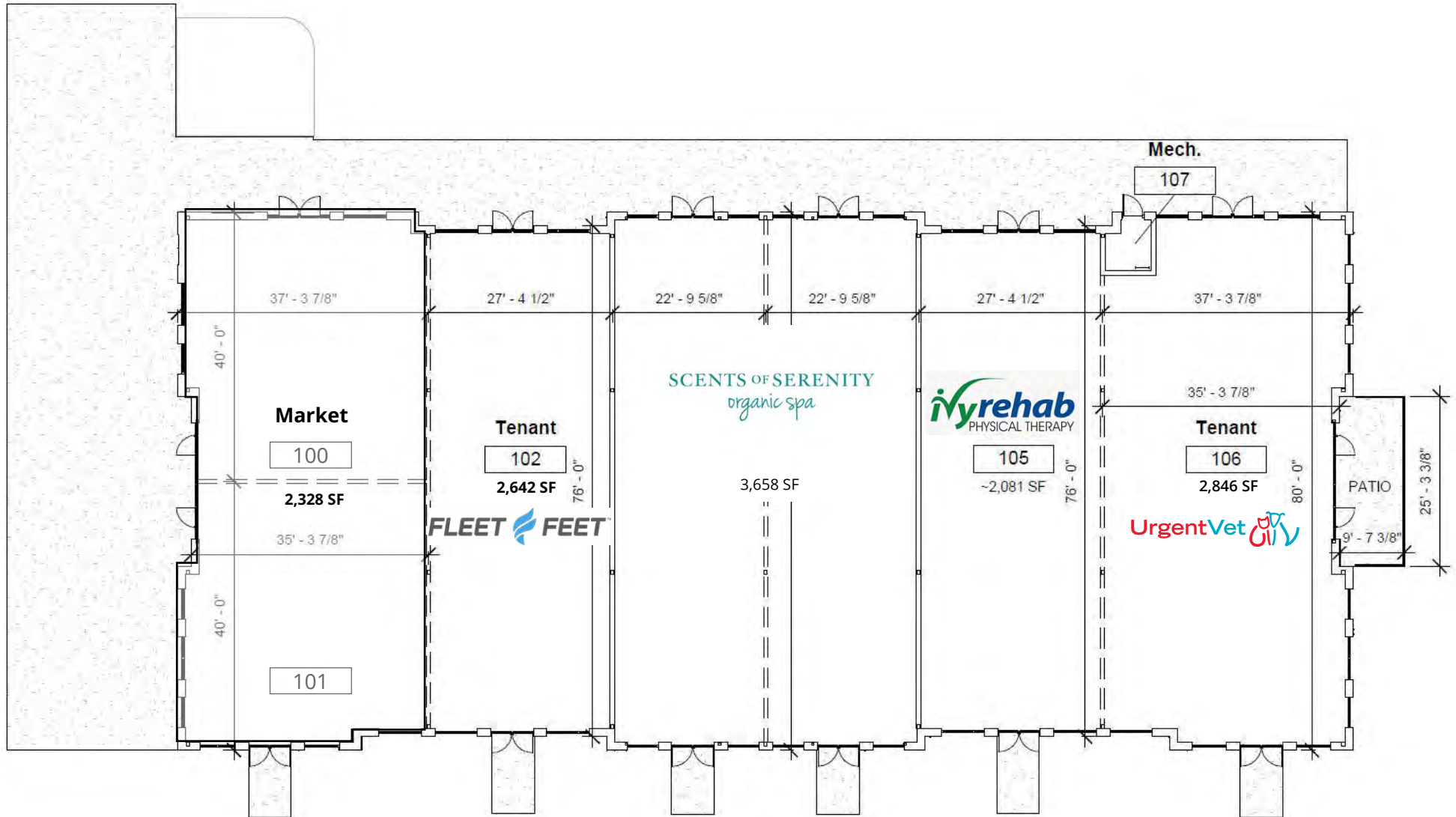
Leasing Plan | Tier 2 | West

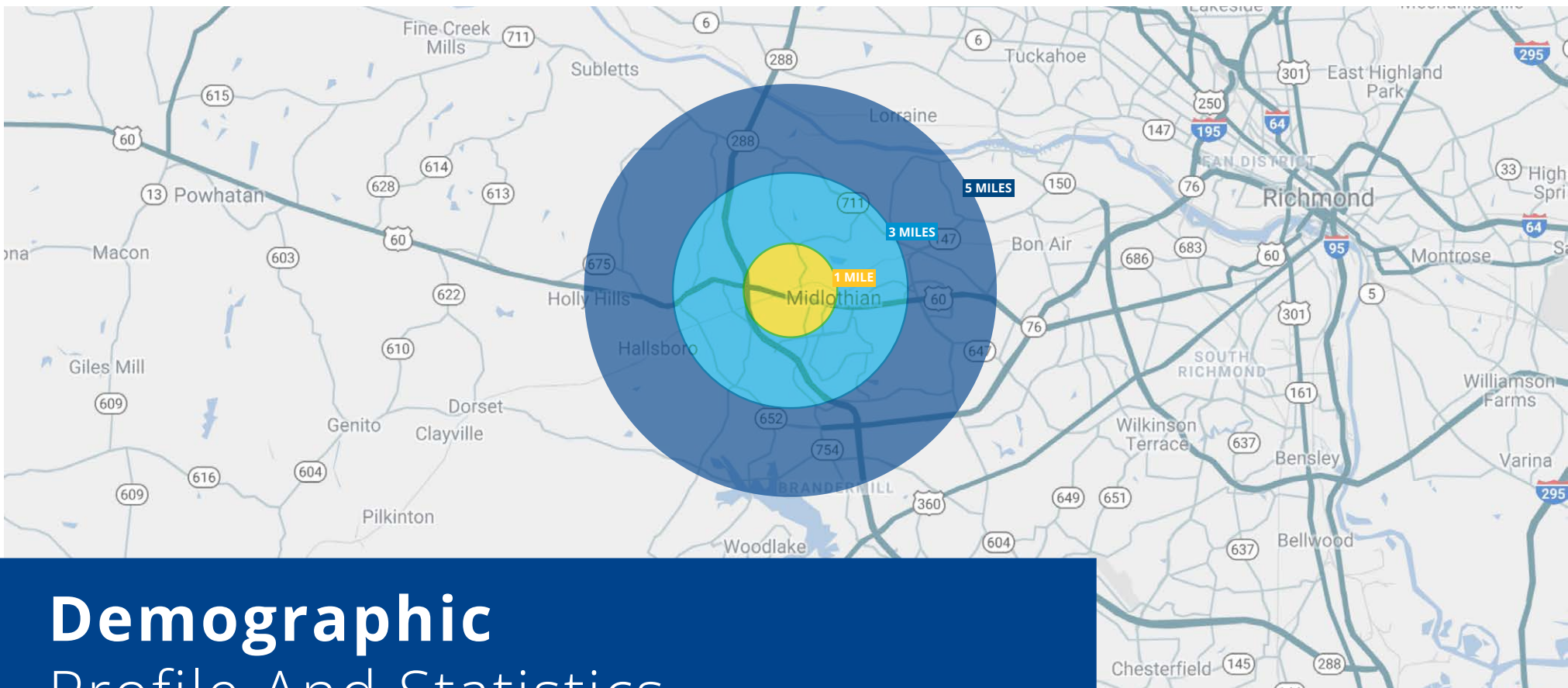


Floor Plans | Tier 5 | Building B



Floor Plans | Tier 2 | Building B





Demographic Profile And Statistics

Source: Hydra 2025

Radius	1 Mile	3 Miles	5 Miles
Population	6,440	44,350	100,225
Annual Rate CAGR (2020-2025)	2.8%	3.3%	2.0%
Households	2,744	16,867	38,230
Median Age	43.6	42.9	42.3
Average HH Income	\$138,212	\$165,311	\$159,904



Local Area Information

- 1,600 apartments under construction or planned in the immediate trade area
- Surrounded by strong national anchors such as Kroger, Publix, Target, Wegmans and Walmart
- Located around dense high-end residential and some of the region's best public schools
- \$136,485 average household income within 3 miles
- 368,068 estimated population within 10 miles
- \$300,957 median home value within 10 minute drive
- 47,464 employees within 10 minute drive
- \$8.42 billion in household expenditures within a 10 minute drive
- 15 minute drive to Downtown Richmond, VA

Westchester Commons

Chesterfield Towne Center

Chesterfield Marketplace

Winterfield Park
147 Units

Winterfield Village
238 Units

Westchester
236 Units

Winterfield Crossing
250 Units

Winterfield Crossing

Midlothian West
445 Units

Charter Colony

Crofton Village
107 Units

Vymont Square

AMERICAN FAMILY FITNESS

Walmart

Sam's Club

FOOD LION

Stonehenge Village

Towne Crossing

Chesterfield Crossing

RT 288 - 50,000 VPD

288

Otterdale Rd

Salisbury Rd

711

Winterfield Rd

Buckingham Rd

Huguenot Rd

N Courthouse Rd

Midlothian Tpke - 44,000 VPD

Charter Colony Pkwy

Walton Park Rd

Queensgate Rd

754

Lucks Ln



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