COMMERCIAL LAND FOR SALE

Winterfield Corner

14100 MIDLOTHIAN TURNPIKE, MIDLOTHIAN, VA 23113

NETWORKS COMMERCIAL REAL ESTATE
5006 Monument Avenue, Suite C
Richmond, VA 23230

PRESENTED BY:

JIM TUCKER, CCIM
Investment Broker/Marketing Strategist
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jim@networkscre.com
0225033840, Virginia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

14100 MIDLOTHIAN TURNPIKE

Property Summary

Price:	$3,000,000
Lot Size:	2.52 Acres
Price / Acre:	$1,190,475
Access:	RI/RO both Midlo & Winterfield + Winterfield Parkw
Zoning:	C-3 with proffers
Permitted Uses:	Commercial & Office
Traffic Midlothian Tpk::	68,000 ADT
Traffic Winterfield Rd:	8,900 ADT
Drainage:	Existing Pond
Utilities:	On Site
APN:	725709721100000

Property Overview

This fully signalized corner 2.52-acre parcel has approved traffic access (right-in/right-out) on both Midlothian Tpk and Winterfield Rd PLUS a 20' deeded easement access across the adjacent parcel to the north onto Winterview Pkwy. The property is flat and gently sloping to the west draining naturally into the adjacent developed BMP pond. It is zoned for general commercial uses with exclusions including gas stations, etc. and required to be developed with parking of one space per 1,000 sf of building development.

Location Overview

There are approximately 16,000 households containing a population of nearly 42,000 people within a 3-mile radius of the property. Median home values are over $440,000 and the median household income is $117,785. Traffic at the site is 68,000 ADT on Midlothian Tpk and 8,900 on Winterfield Rd. It is surrounded by grocery-anchored shopping centers including Kroger, Publix and Aldi's. See Business Maps included in this package and the full demographic profile here.

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PROPERTY PHOTOS

14100 MIDLOTHIAN TURNPIKE

Signalized Intersection

Looking West to Adjacent Retail

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PROPERTY PHOTOS

14100 MIDLOTHIAN TURNPIKE

Kroger Shopping Center to the South

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PROPERTY PHOTOS

14100 MIDLOTHIAN TURNPIKE

Looking East to Publix Shopping Center & Townhomes

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PROPERTY PHOTOS

14100 MIDLOTHIAN TURNPIKE

Looking Northwest to Adjacent Retail & Residential

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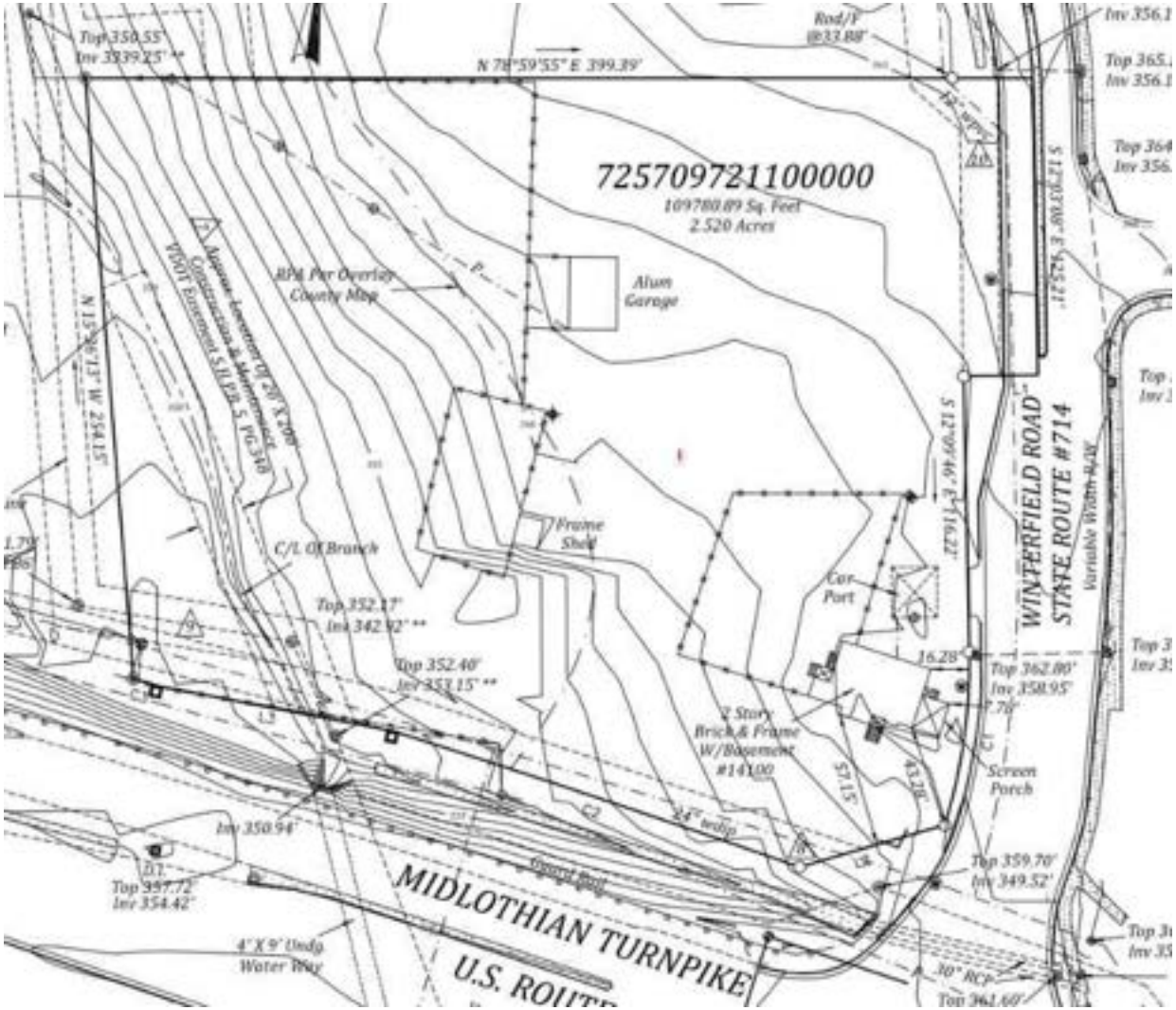

Survey with property features

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LOCATION MAPS

14100 MIDLOTHIAN TURNPIKE

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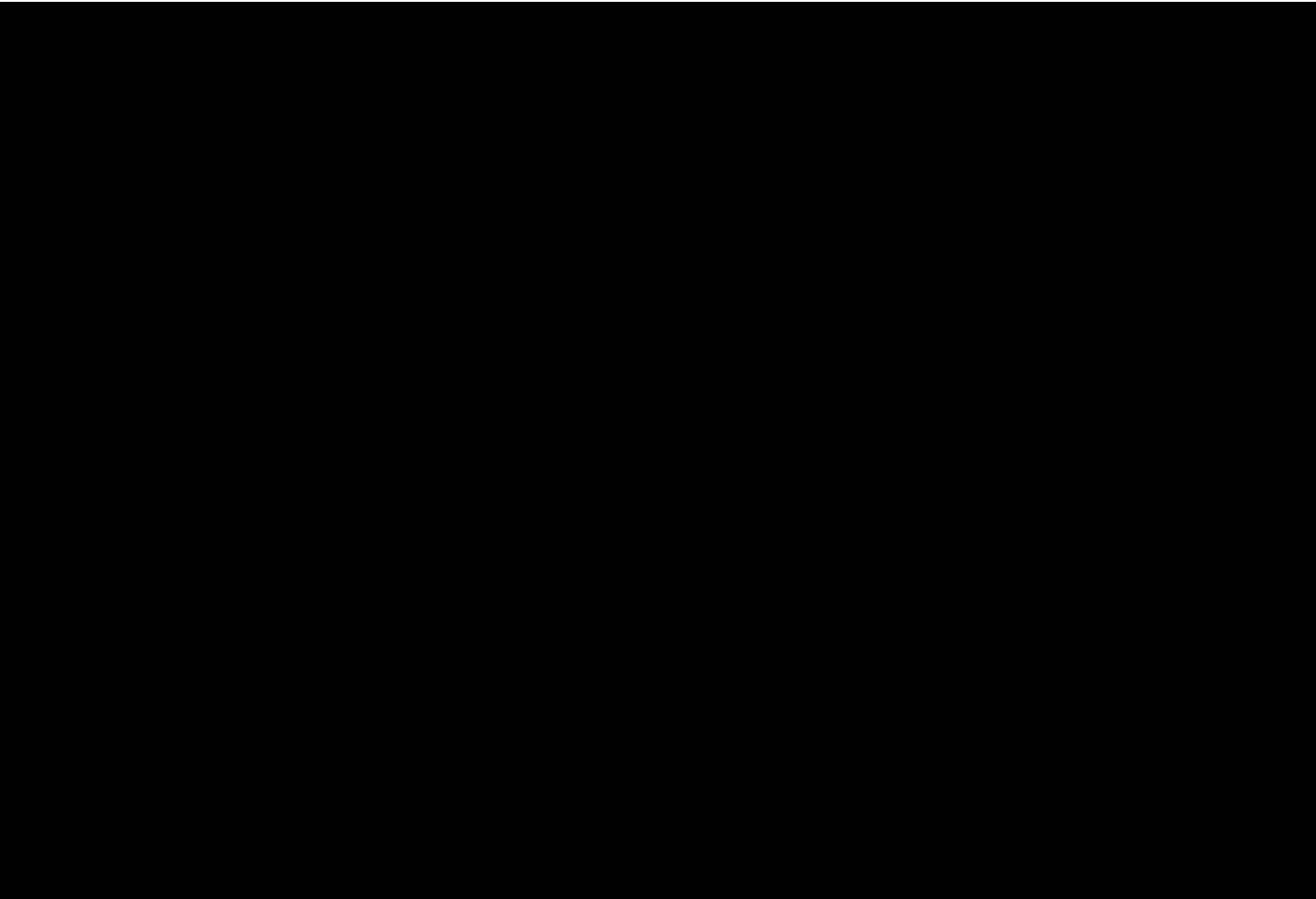
BUSINESS MAP

14100 MIDLOTHIAN TURNPIKE



NETworks CRE.COM

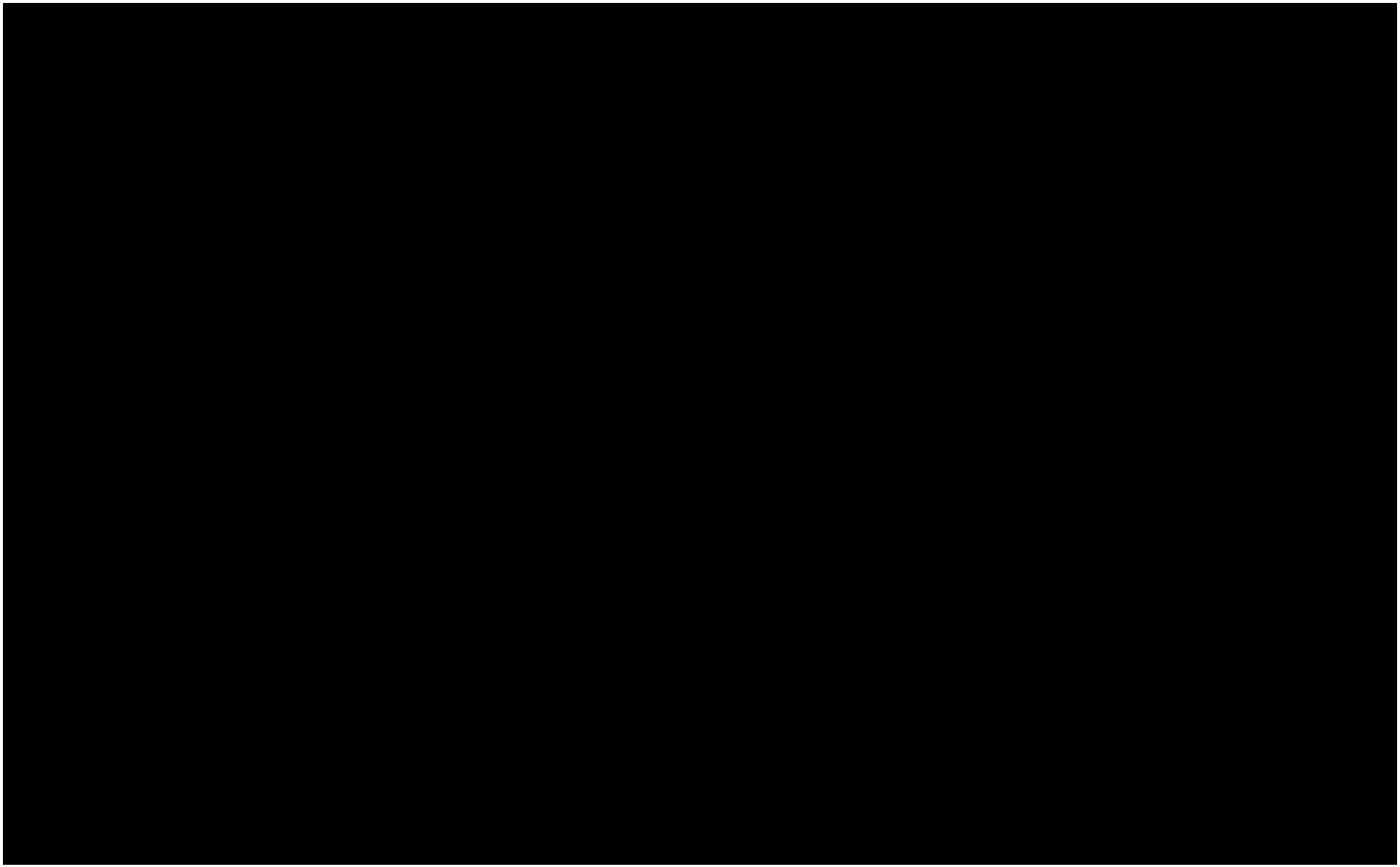
14100 Midlothian Tpke | Midlothian, VA

Updated: Summer 2024

The information contained herein was obtained from sources deemed reliable and accurate. However, this map is provided without guarantees or warranties of the completeness or accuracy.

REGIONAL MAP

14100 MIDLOTHIAN TURNPIKE



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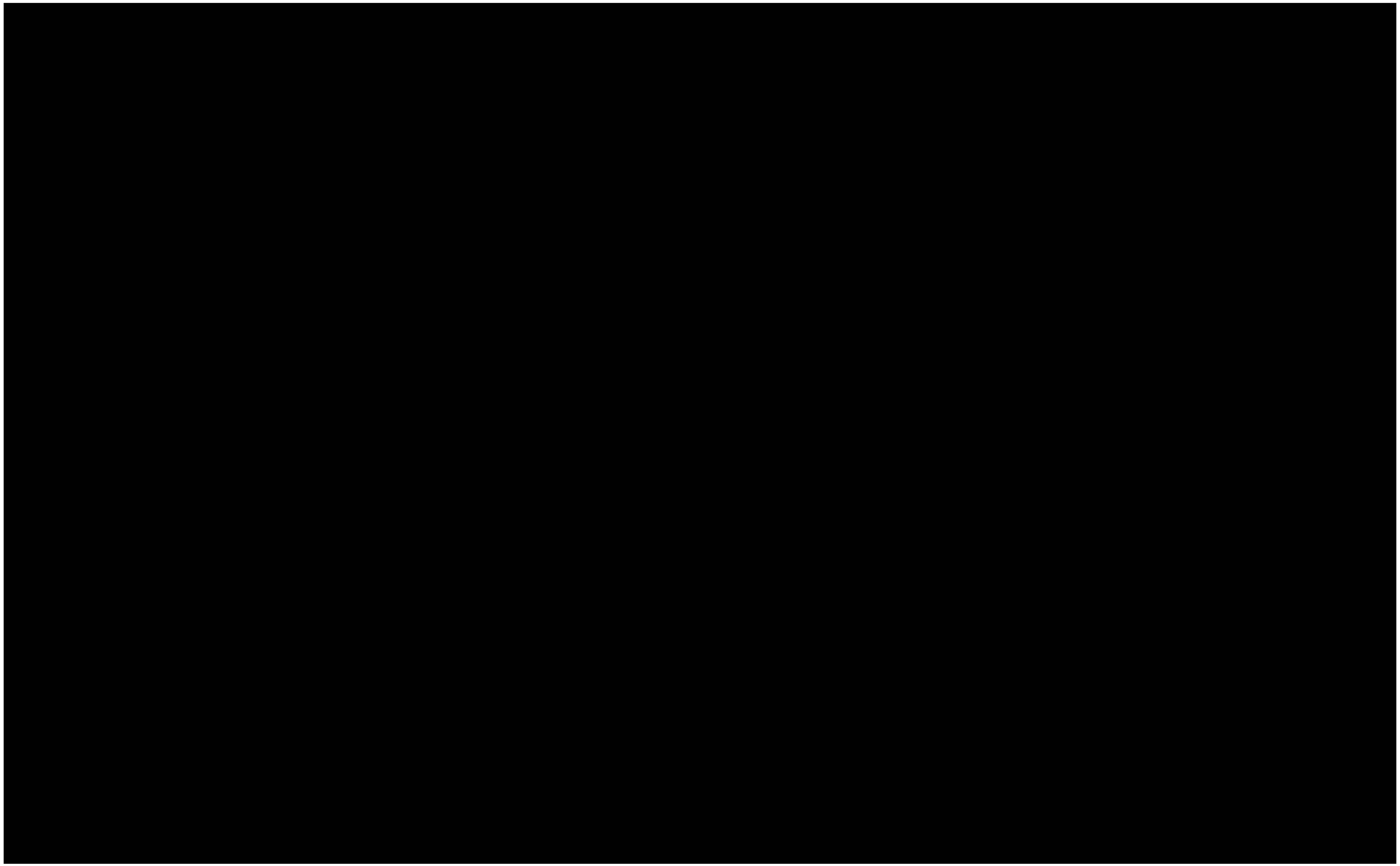
AERIAL MAP

14100 MIDLOTHIAN TURNPIKE



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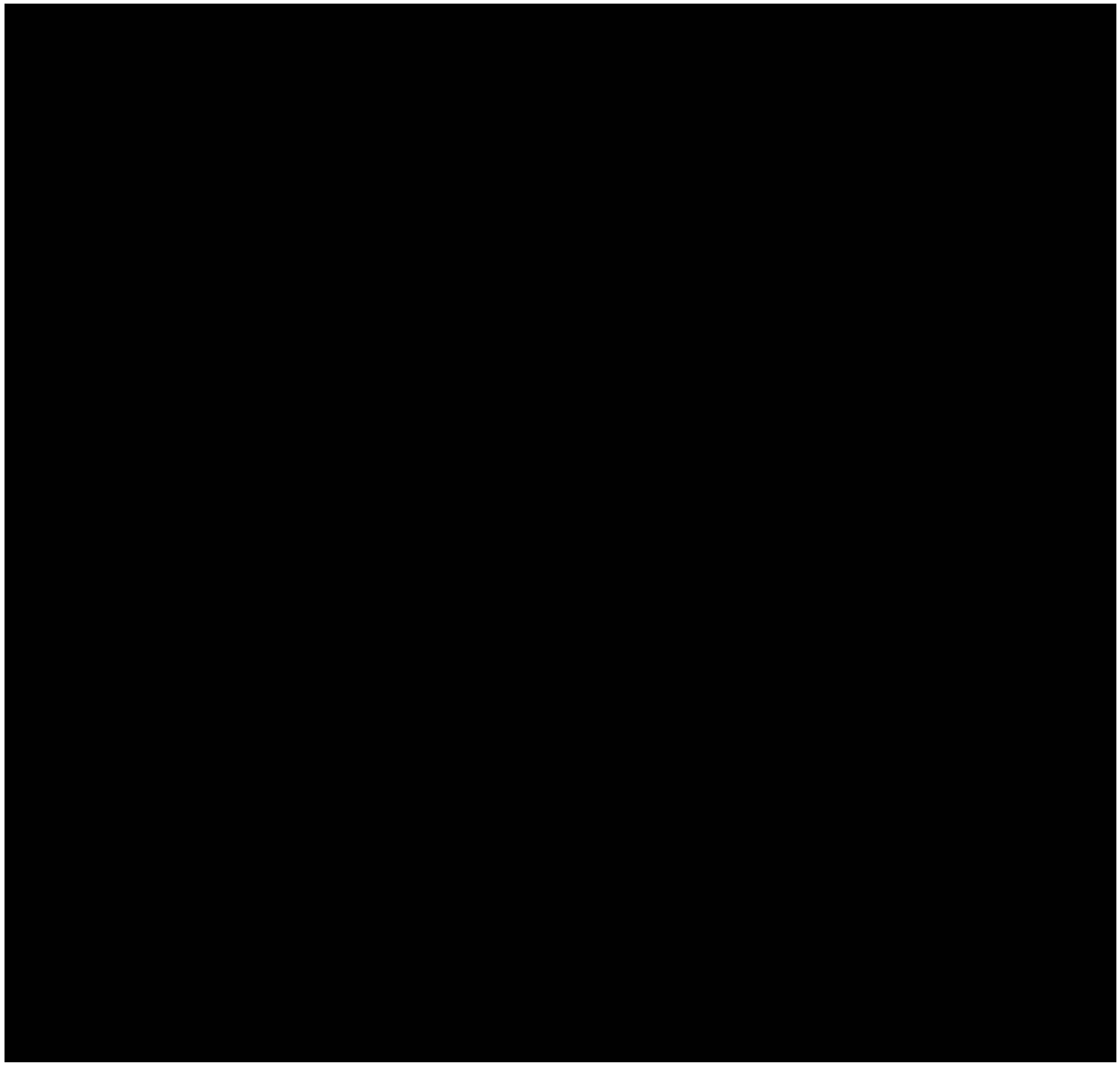
DEMOGRAPHICS

14100 MIDLOTHIAN TURNPIKE



Population	1 Mile	3 Miles	5 Miles
Male	3,073	18,412	42,891
Female	3,219	19,135	44,286
Total Population	6,292	37,547	87,177

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,070	6,952	16,370
Ages 15-24	840	5,823	13,264
Ages 25-54	2,229	12,331	30,476
Ages 55-64	844	5,492	12,361
Ages 65+	1,309	6,949	14,706

Race	1 Mile	3 Miles	5 Miles
White	5,072	33,094	73,056
Black	635	2,142	8,068
Am In/AK Nat	N/A	12	27
Hawaiian	N/A	N/A	3
Hispanic	190	777	2,662
Multi-Racial	352	1,368	4,358

Income	1 Mile	3 Miles	5 Miles
Median	$74,509	$100,306	$76,168
< $15,000	124	495	1,127
$15,000-$24,999	333	750	1,543
$25,000-$34,999	187	631	1,593
$35,000-$49,999	357	1,249	3,830
$50,000-$74,999	520	2,077	5,847
$75,000-$99,999	441	2,104	5,534
$100,000-$149,999	384	2,863	6,857
$150,000-$199,999	218	1,939	3,385
> $200,000	155	2,072	3,327

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,909	15,692	36,461
Occupied	2,682	14,841	34,760
Owner Occupied	1,849	11,963	28,311
Renter Occupied	833	2,878	6,449
Vacant	227	851	1,701

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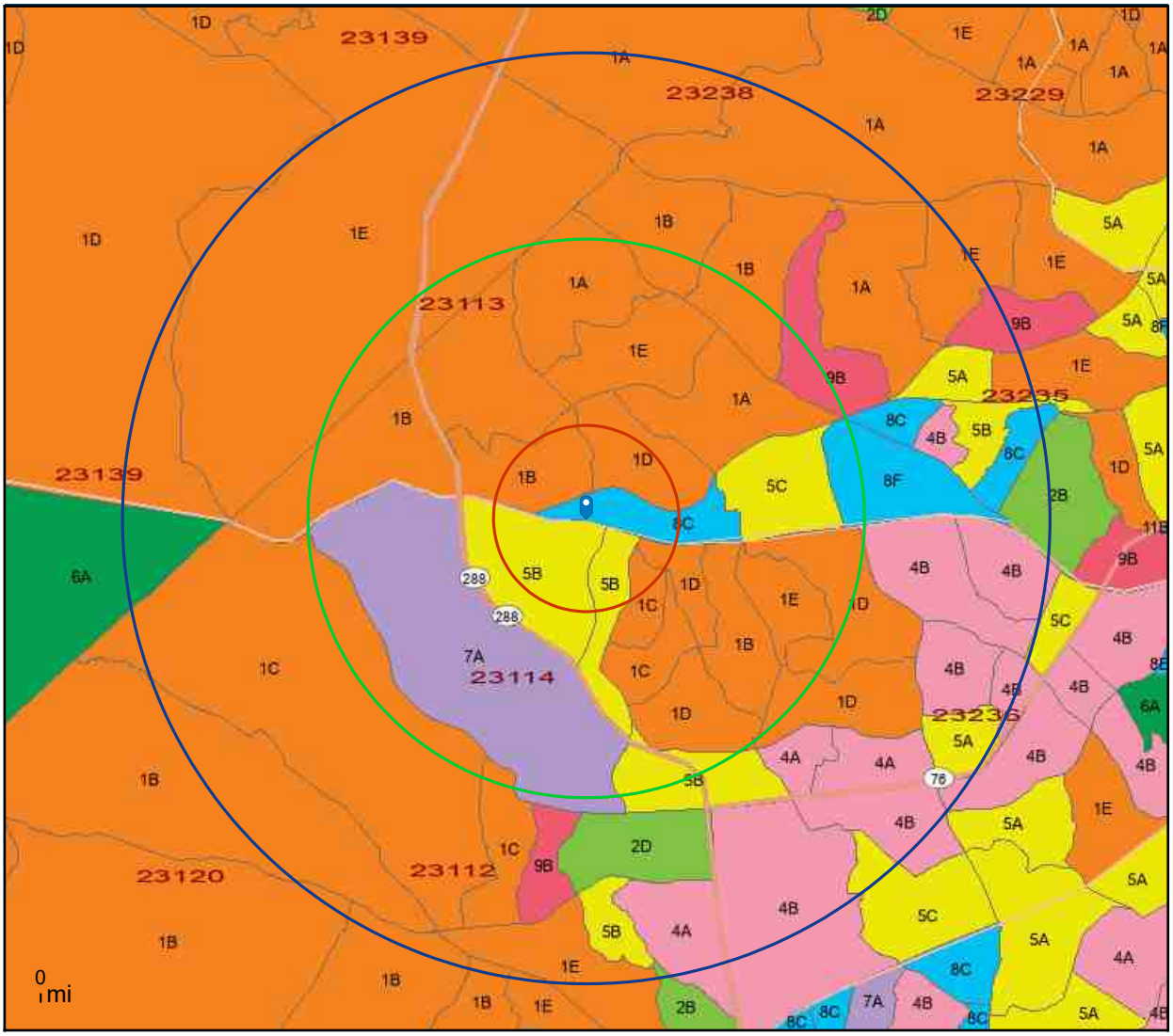
DOMINANT TAPESTRY MAP

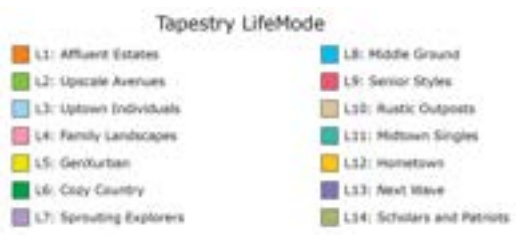
14100 MIDLOTHIAN TURNPIKE

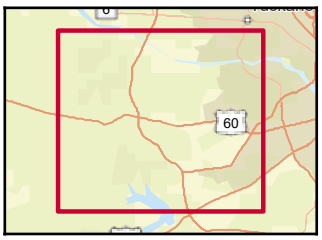
Dominant Tapestry Map

Shoppes at Winterfield
14100 Midlothian Tpke, Midlothian, Virginia, 23113
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.50649
Longitude: -77.66239







Source: Esri

May 30, 2024

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DOMINANT TAPESTRY MAP

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Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)
Segment 1B (Professional Pride)
Segment 1C (Boomburbs)
Segment 1D (Savvy Suburbanites)
Segment 1E (Exurbanites)
Segment 2A (Urban Chic)
Segment 2B (Pleasantville)
Segment 2C (Pacific Heights)
Segment 2D (Enterprising Professionals)
Segment 3A (Laptops and Lattes)
Segment 3B (Metro Renters)
Segment 3C (Trendsetters)
Segment 4A (Workday Drive)
Segment 4B (Home Improvement)
Segment 4C (Middleburg)
Segment 5A (Comfortable Empty Nesters)
Segment 5B (In Style)
Segment 5C (Parks and Rec)
Segment 5D (Rustbelt Traditions)
Segment 5E (Midlife Constants)
Segment 6A (Green Acres)
Segment 6B (Salt of the Earth)
Segment 6C (The Great Outdoors)
Segment 6D (Prairie Living)
Segment 6E (Rural Resort Dwellers)
Segment 6F (Heartland Communities)
Segment 7A (Up and Coming Families)
Segment 7B (Urban Villages)
Segment 7C (Urban Edge Families)
Segment 7D (Forging Opportunity)
Segment 7E (Farm to Table)
Segment 7F (Southwestern Families)
Segment 8A (City Lights)
Segment 8B (Emerald City)
Segment 8C (Bright Young Professionals)
Segment 8D (Downtown Melting Pot)
Segment 8E (Front Porches)
Segment 8F (Old and Newcomers)
Segment 8G (Hometown Heritage)
Segment 9A (Silver & Gold)
Segment 9B (Golden Years)
Segment 9C (The Elders)
Segment 9D (Senior Escapes)
Segment 9E (Retirement Communities)
Segment 9F (Social Security Set)
Segment 10A (Southern Satellites)
Segment 10B (Rooted Rural)
Segment 10C (Economic BedRock)
Segment 10D (Down the Road)
Segment 10E (Rural Bypasses)
Segment 11A (City Strivers)
Segment 11B (Young and Restless)
Segment 11C (Metro Fusion)
Segment 11D (Set to Impress)
Segment 11E (City Commons)
Segment 12A (Family Foundations)
Segment 12B (Traditional Living)
Segment 12C (Small Town Sincerity)
Segment 12D (Modest Income Homes)
Segment 13A (Diverse Convergence)
Segment 13B (Family Extensions)
Segment 13C (NeWest Residents)
Segment 13D (Fresh Ambitions)
Segment 13E (High Rise Renters)
Segment 14A (Military Proximity)
Segment 14B (College Towns)
Segment 14C (Dorms to Diplomas)
Segment 15 (Unclassified)

Source: Esri

May 30, 2024

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DOMINANT TAPESTRY PROFILE

14100 MIDLOTHIAN TURNPIKE

Demographic Profile for Shoppes at Winterfield

14100 Midlothian Tpke, Midlothian, Virginia, 23113 (1 mile)
14100 Midlothian Tpke, Midlothian, Virginia, 23113
Ring of 1 mile

Prepared by Jim Tucker, CCIM
Latitude: 37.50649
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5B

In Style

14100 Midlothian Tpke, Midlothian, Virginia, 23113
Ring of 1 mile

TAPESTRY SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT

1,273 households are *In Style*

48.0% of households are in this segment

In Style: *GenXurban* LifeMode

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

Learn more...

ABOUT THIS SEGMENT

Homes integral part of their style. Invest in home remodeling and maintenance, DIY or contractors. Housekeeping is hired.

Attentive to price, they use coupons,. Partial to late model and compact SUVs. Generous with support of various charities and causes.

Affluent market with income supplemented by investments and a substantial net worth. Actively support the arts, theater, and museums.

Prefer organic foods, including growing their own vegetables.

Connected and knowledgeable, they carry smartphones and use many of the features.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof; Mgmt

Median Age:
42.2

Median Household Income:$90,939

Education:
66.5% College degree (2+ years)

KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

6,483	2,652	2.44	142	81	47	$460,801	1.22%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	DiversityIndex	Median Home Value	Forecasted Annual Growth Rate

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023), ACS (2017-2021).

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5B

In Style

14100 Midlothian Tpke, Midlothian, Virginia, 23113
Ring of 1 mile

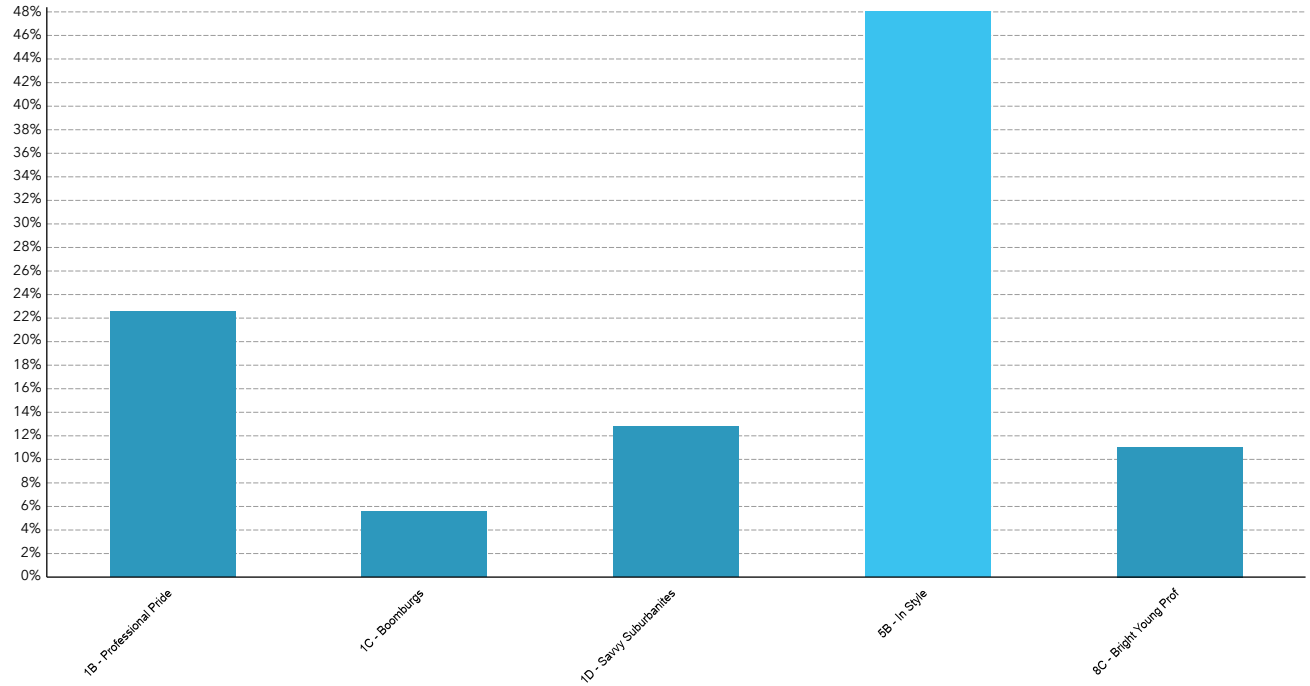
TAPESTRY SEGMENTATION
esri.com/tapestry

TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.

2,652 total households in this area

1,273 households in *In Style* - 48.0%



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Ring of 1 mile

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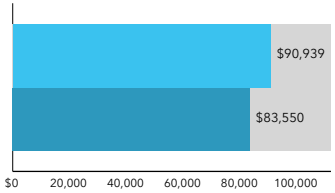
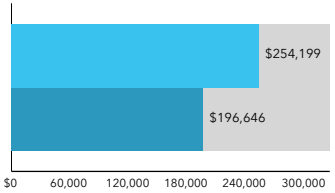
Key Demographic Indicators

14100 Midlothian Tpke, Midlothian, Virginia, 23113
Ring of 1 mile

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



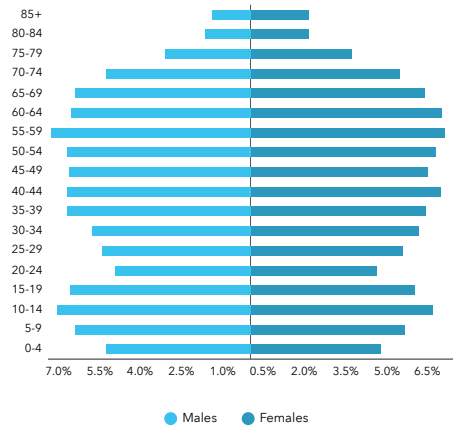


Bars show comparison to Virginia

Bars show comparison to Virginia

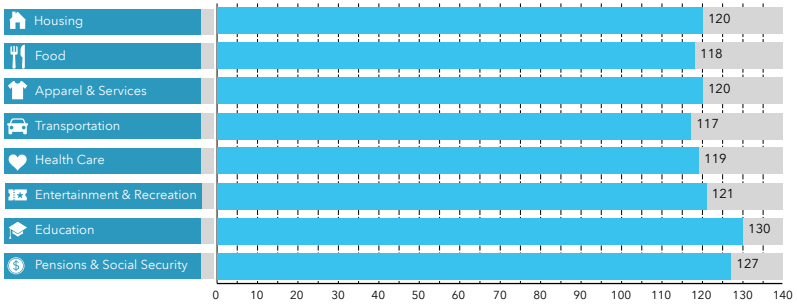
AGE BY SEX

Median Age: 42.2



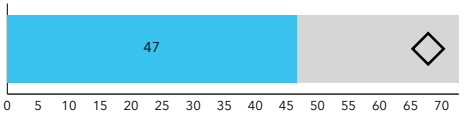
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to Virginia

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Ring of 1 mile

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Key Demographic Indicators

14100 Midlothian Tpke, Midlothian, Virginia, 23113

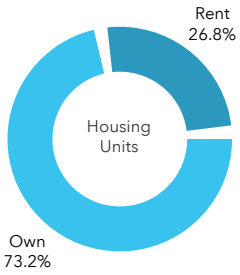
Ring of 1 mile

HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

$1,409
Avg Mortgage

$1,700
Avg Monthly Rent

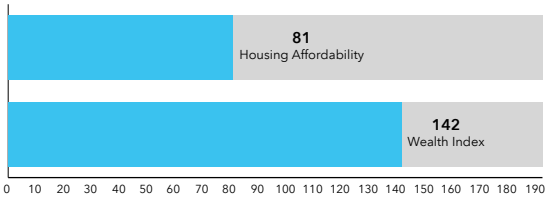


Typical Household Type: Single Family

Median Home Value: $460,801

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



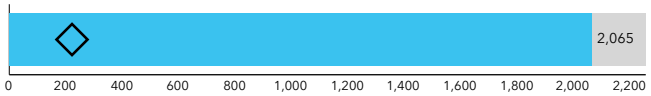
LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2017-2021).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	895	2,632	1,351	4,878
Spanish	12	132	0	144
Spanish & English Well	12	77	0	89
Spanish & English Not Well	0	28	0	28
Indo-European	32	182	20	234
Indo-European & English Well	32	165	20	217
Indo-European & English Not Well	0	10	0	10
Asian-Pacific Island	39	203	30	272
Asian-Pacific Isl & English Well	39	172	21	232
Asian-Pacific Isl & English Not Well	0	31	3	34
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



Dots show comparison to Virginia

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023), ACS (2017-2021).

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DOMINANT TAPESTRY PROFILE

14100 MIDLOTHIAN TURNPIKE

Demographic Profile for Shoppes at Winterfield

14100 Midlothian Tpke, Midlothian, Virginia, 23113 (3 miles)
14100 Midlothian Tpke, Midlothian, Virginia, 23113
Ring of 3 miles

Prepared by Jim Tucker, CCIM
Latitude: 37.50649
Longitude: -77.66239

1B

Professional Pride

14100 Midlothian Tpke, Midlothian, Virginia, 23113
Ring of 3 miles

TAPESTRY SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT

3,467 households are *Professional Pride*

21.8% of households are in this segment

Professional Pride: *Affluent Estates* LifeMode

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children...

Learn more...

ABOUT THIS SEGMENT

Consumers are highly qualified in the science, technology, law, or finance fields. They have worked hard to build their prof reputation.

Consumers spend on credit but have the disposable income to avoid a balance on their credit cards. They spend heavily on Internet shopping.

Most have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.

Fnd time in their busy schedules for themselves. Work out in their home gyms, owning a treadmill or elliptical - or visit the salon and spa.

Residents, both young and old, are tech savvy. They not only own the latest and greatest in tablets, smartphones, and laptops but actually use the features each has to offer.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof; Mgmt

Median Age:
42.6

Median Household Income:$117,785

Education:
71.7% College degree (2+ years)

KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

41,860	15,904	2.61	195	109	43	$440,126	1.38%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	DiversityIndex	Median Home Value	Forecasted Annual Growth Rate

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023), ACS (2017-2021).

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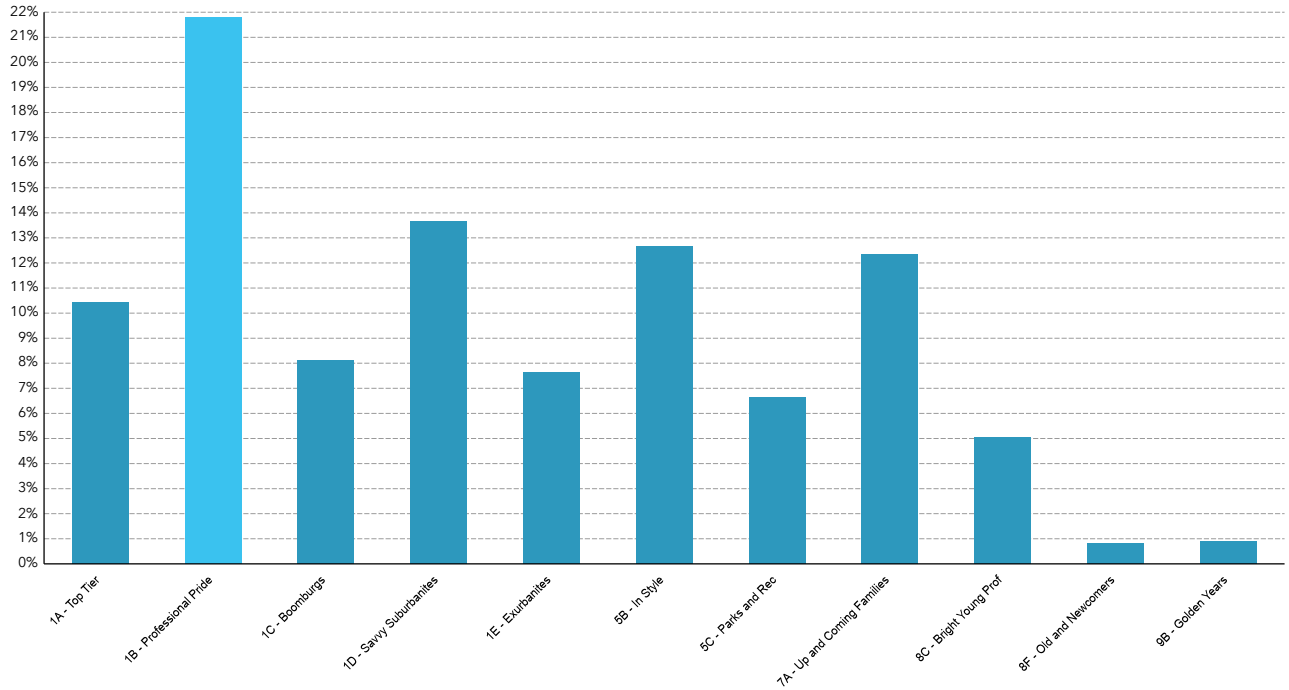
TAPESTRY SEGMENTATION
esri.com/tapestry

TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.

15,904 total households in this area

3,467 households in *Professional Pride* - 21.8%



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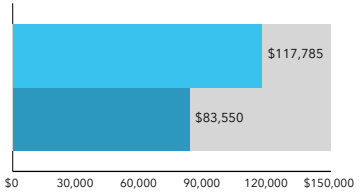
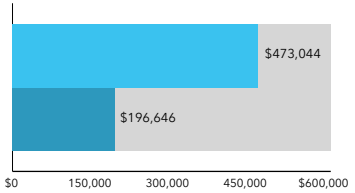
Key Demographic Indicators

14100 Midlothian Tpke, Midlothian, Virginia, 23113
Ring of 3 miles

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.





Bars show comparison to Virginia

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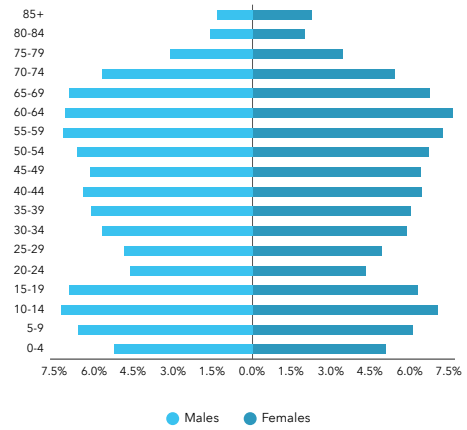
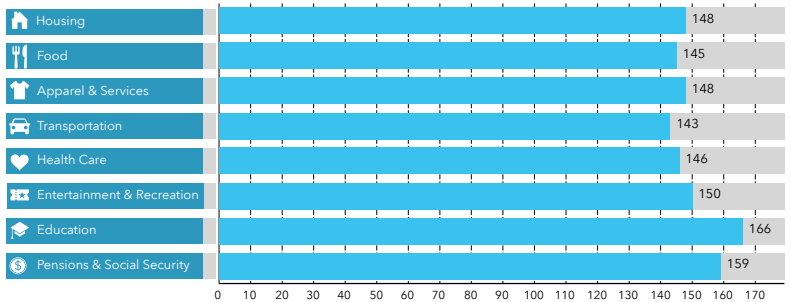
AGE BY SEX

Median Age: 42.6



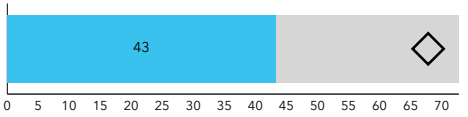
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to Virginia

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Key Demographic Indicators

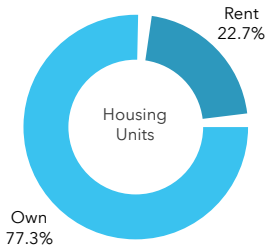
14100 Midlothian Tpke, Midlothian, Virginia, 23113
Ring of 3 miles

HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

$1,813
Avg Mortgage

$2,145
Avg Monthly Rent

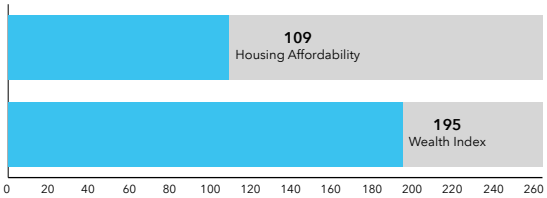


Typical Household Type: Single Family

Median Home Value: $440,126

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



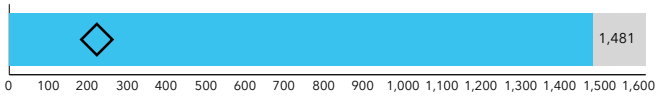
LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2017-2021).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	7,559	19,127	6,945	33,631
Spanish	100	789	93	982
Spanish & English Well	100	625	78	803
Spanish & English Not Well	0	86	9	95
Indo-European	199	633	154	986
Indo-European & English Well	199	584	154	937
Indo-European & English Not Well	0	35	0	35
Asian-Pacific Island	50	666	186	902
Asian-Pacific Isl & English Well	50	564	96	710
Asian-Pacific Isl & English Not Well	0	102	37	139
Other Language	3	18	0	21
Other Language & English Well	3	18	0	21
Other Language & English Not Well	0	0	0	0

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



Dots show comparison to Virginia

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Professional Pride

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Ring of 5 miles

TAPESTRY SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT

4,647 households are *Professional Pride*

12.5% of households are in this segment

Professional Pride: *Affluent Estates* LifeMode

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children...

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Consumers are highly qualified in the science, technology, law, or finance fields. They have worked hard to build their prof reputation.

Consumers spend on credit but have the disposable income to avoid a balance on their credit cards. They spend heavily on Internet shopping.

Most have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.

Fnd time in their busy schedules for themselves. Work out in their home gyms, owning a treadmill or elliptical - or visit the salon and spa.

Residents, both young and old, are tech savvy. They not only own the latest and greatest in tablets, smartphones, and laptops but actually use the features each has to offer.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof; Mgmt

Median Age:
41.7

Median Household Income:$109,357

Education:
66.7% College degree (2+ years)

KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

97,842	37,223	2.61	174	114	49	$392,100	0.90%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	DiversityIndex	Median Home Value	Forecasted Annual Growth Rate

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023), ACS (2017-2021).

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Ring of 5 miles

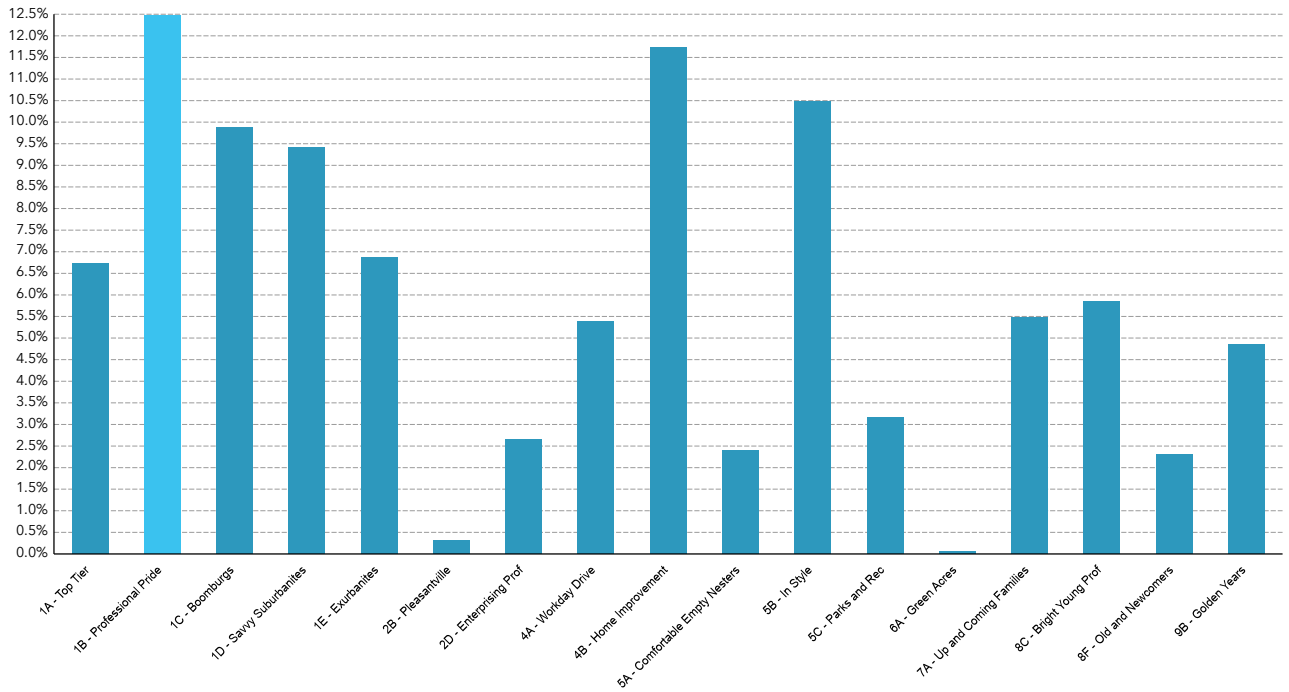
TAPESTRY SEGMENTATION
esri.com/tapestry

TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.

37,223 total households in this area

4,647 households in *Professional Pride* - 12.5%



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INCOME AND NET WORTH

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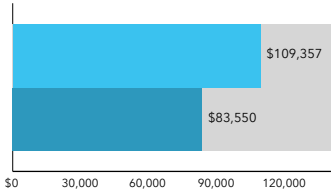
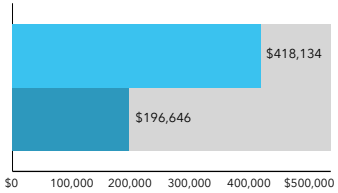


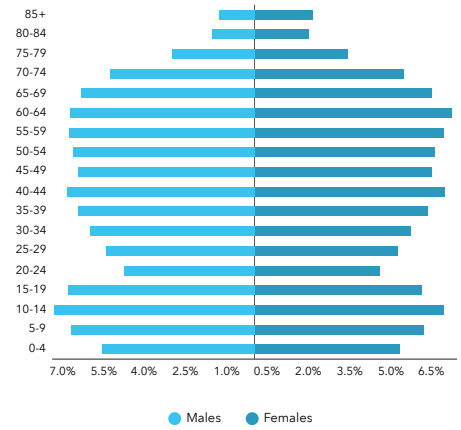


Bars show comparison to Virginia

Bars show comparison to Virginia

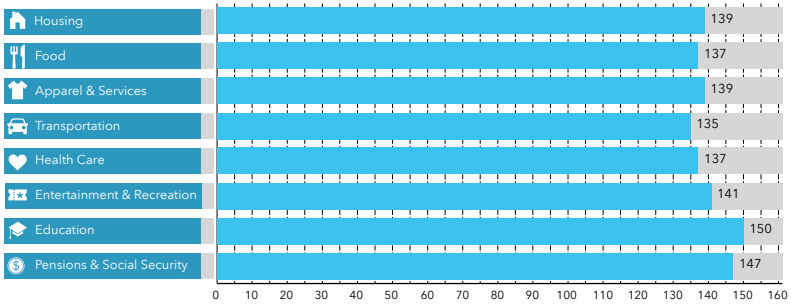
AGE BY SEX

Median Age: 41.7



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



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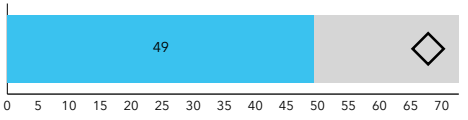

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Key Demographic Indicators

14100 Midlothian Tpke, Midlothian, Virginia, 23113

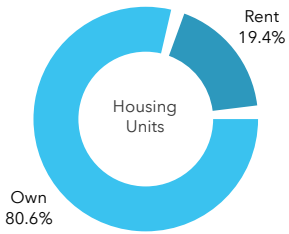
Ring of 5 miles

HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

$1,670
Avg Mortgage

$2,591
Avg Monthly Rent



Typical Household Type: Single Family

Median Home Value: $392,100

ESRI INDEXES

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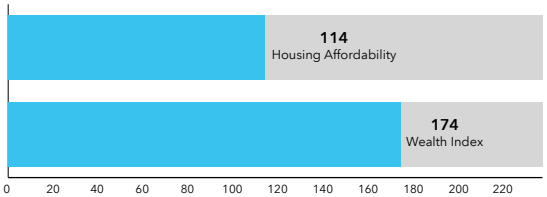


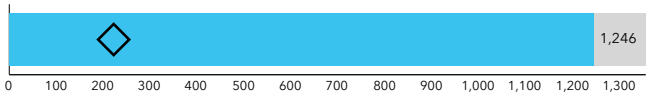
LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2017-2021).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	15,478	47,815	14,743	78,036
Spanish	475	2,085	260	2,820
Spanish & English Well	452	1,768	158	2,378
Spanish & English Not Well	23	221	57	301
Indo-European	351	1,458	498	2,307
Indo-European & English Well	305	1,409	461	2,175
Indo-European & English Not Well	46	35	9	90
Asian-Pacific Island	207	1,577	245	2,029
Asian-Pacific Isl & English Well	207	1,316	127	1,650
Asian-Pacific Isl & English Not Well	0	261	66	327
Other Language	57	126	4	187
Other Language & English Well	57	126	4	187
Other Language & English Not Well	0	0	0	0

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



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PROFESSIONAL BIO

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Jim Tucker, CCIM, is a commercial real estate broker who transforms real estate problems into money-solutions so his clients can stop writing checks and start cashing them.

“I love bringing game-changing methods that achieve startling results. Mostly, I engage marketing strategies and resources that help people to take action." Here’s an outline of how that happens…

- S.W.O.T. analysis for a big-picture understanding.
- Strategic planning to achieve a time-bound outcome.
- Engage target market with proven resources.
- Negotiate agreement among all stakeholders.
- Manage the process to successful closure.

As founder and principal broker at NetWorks Commercial Real Estate, a national firm headquartered in Richmond, VA. NetWorks relies on a network of brokerage and principal relationships, including a database of over 5,000 proven ‘players’ along with the over 15,000+ members of the CCIM Institute. Tucker specializes in investment-grade office & industrial properties, shopping centers and retail development opportunities in the Mid-Atlantic and has over 35 years of corporate, development, syndication, brokerage and consulting experience. He is an active licensed broker in Virginia with career credits as savings & loan executive, senior vice president for a NYSE development company and many years of successful advisory and brokerage experience, Jim brings focus to client objectives and assignments that has been described as relentless in pursuit of one thing – RESULTS.

Tucker is widely respected for developing investment strategies that identify exit alternatives prior to acquisition and is known for his careful underwriting of properties prior to taking them to the market. Client testimonials consistently mention Tucker’s intellectual enthusiasm, creative solutions and relentless pursuit of client objectives.

DISCLAIMER

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