

Winterfield Crossing

14210 Midlothian Turnpike,
Midlothian, VA 23113

Harrison Hall
Senior Vice President
+1 804 814 5299
harrison.hall@colliers.com

Peter Vick
Senior Vice President
+1 804 814 9977
peter.vick@colliers.com



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

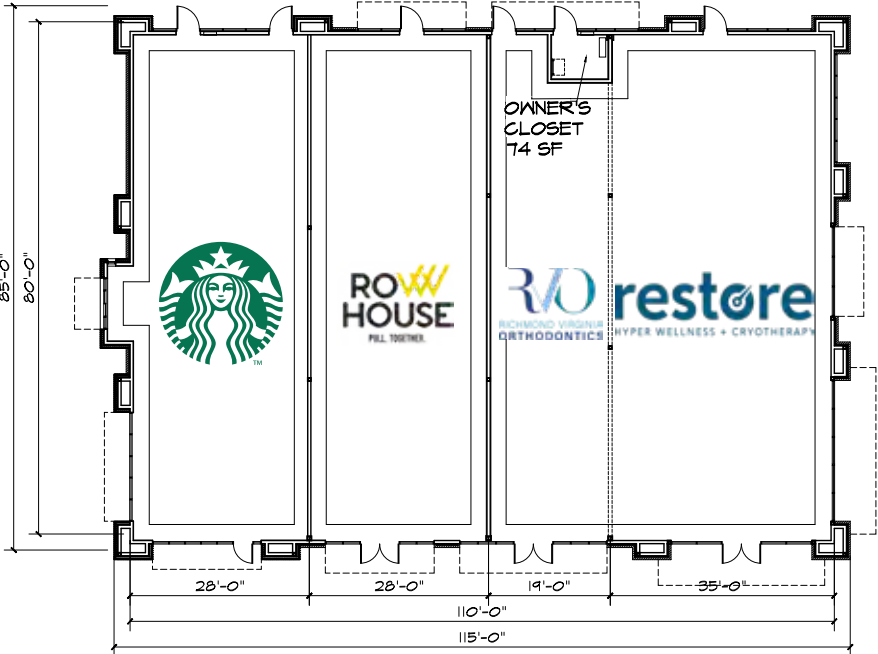
Whether looking for an ice coffee or a quick sandwich, or need to run to a local boutique retail shop, Winterfield Crossing has a mix of everything. Our walkable streets with a Main Street feel make this new development the perfect new place to live, work and relax.



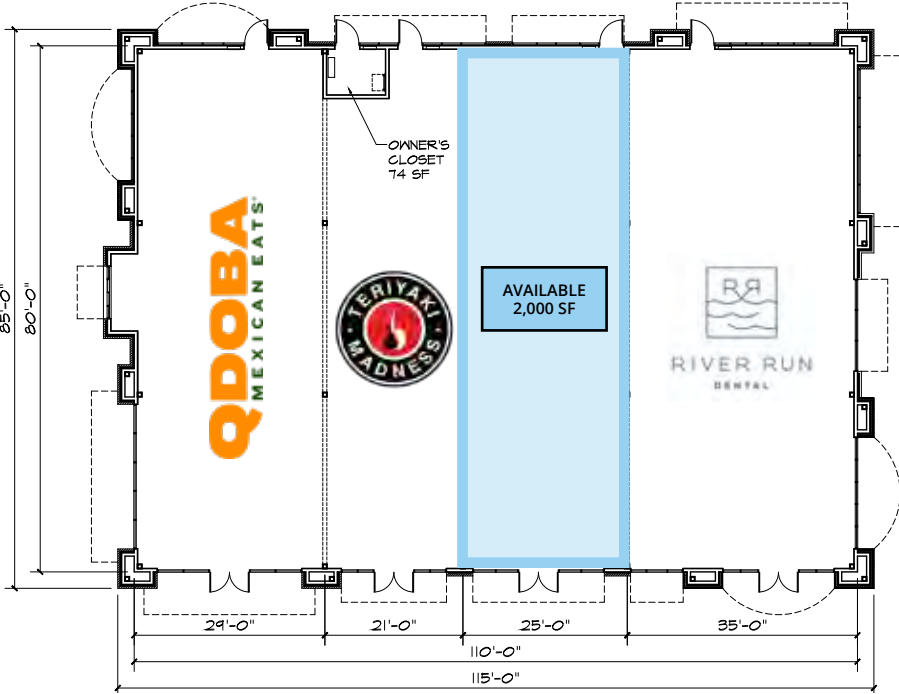
Site Plan



Floor Plans | Tier 1



PLAN 1C

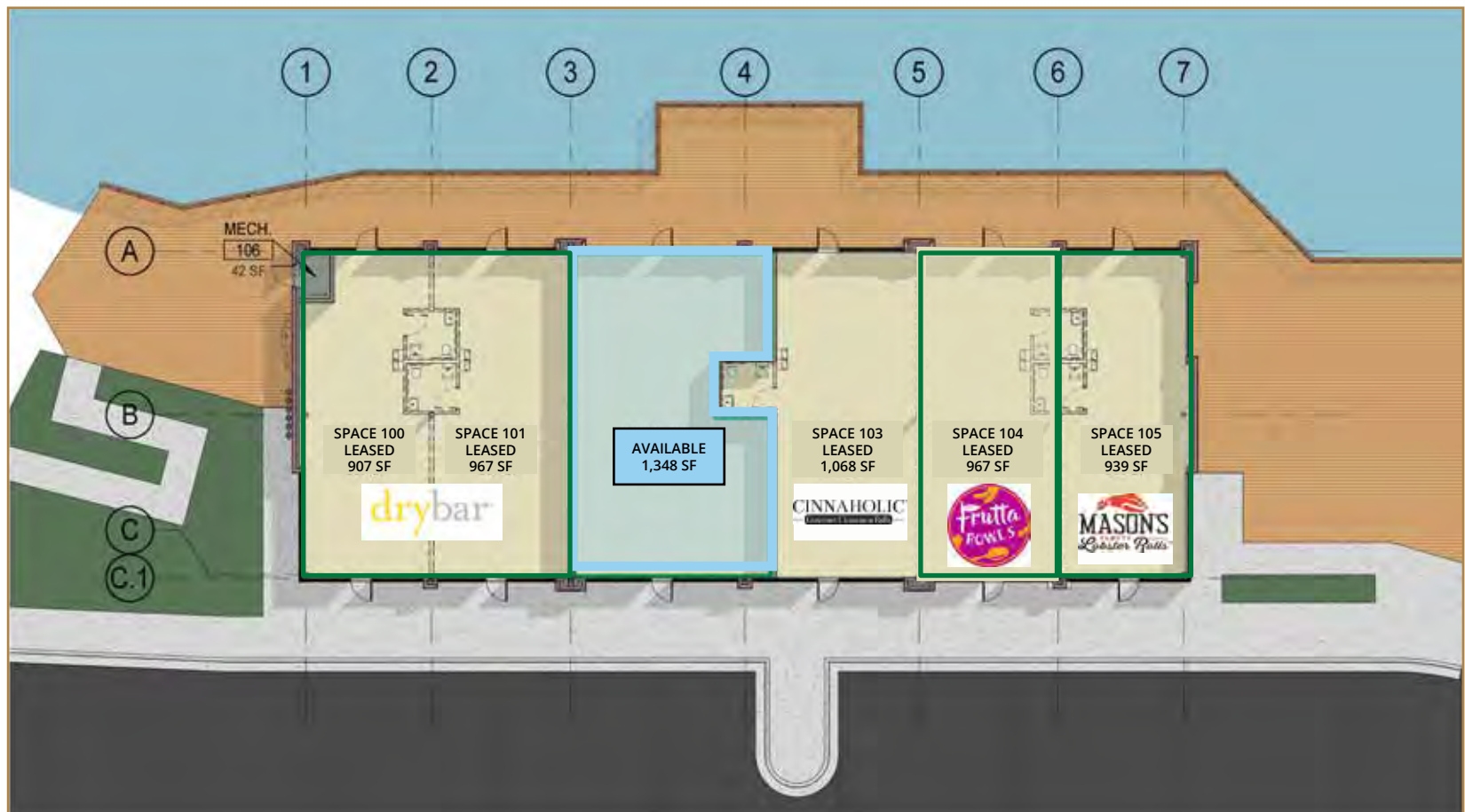


PLAN 1D

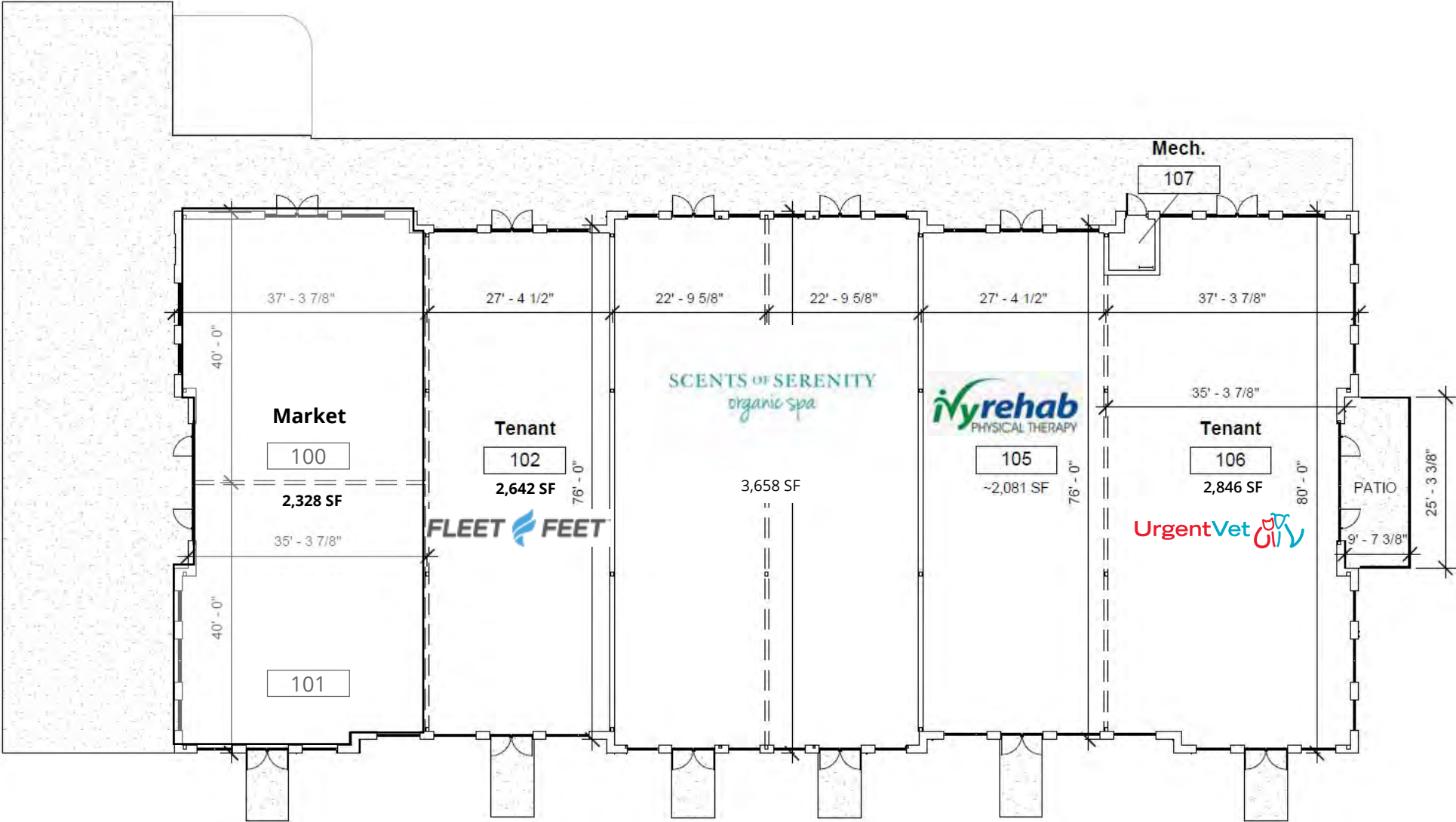
PRE-LEASING DELIVERY SPRING 2026

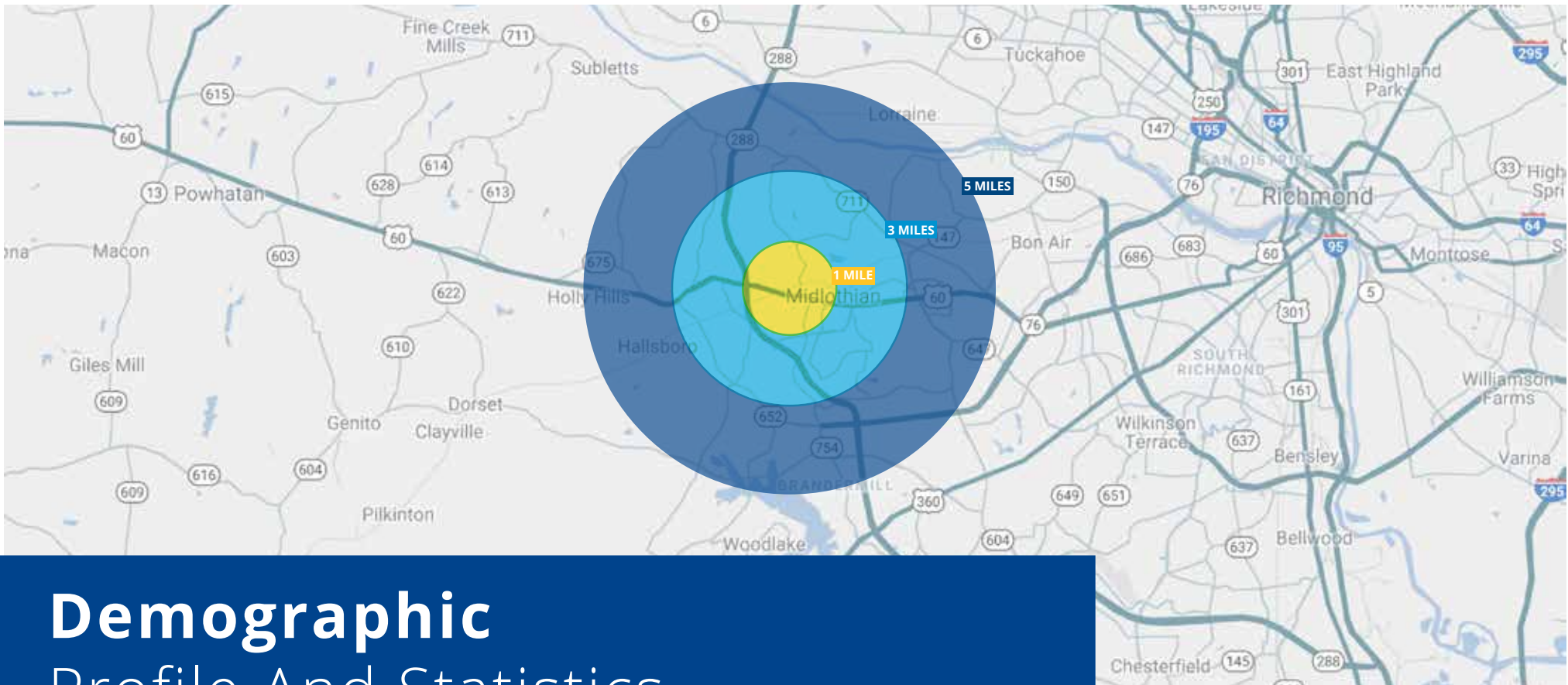


Floor Plans | Tier 5 | Building B



Floor Plans | Tier 2 | Building B





Demographic Profile And Statistics

Source: Hydra 2024

Radius	1 Mile	3 Miles	5 Miles
Population	4,567	41,285	94,937
Annual Rate CAGR (2023-2028)	1.89%	2.47%	1.48%
Households	1,785	15,663	36,071
Median Age	41.6	43.3	42.4
Average HH Income	\$161,913	\$181,089	\$171,071



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

Westchester
236 Units

Winterfield Crossing
250 Units

Winterfield Park
147 Units

Winterfield Village
238 Units

Winterfield Crossing

Midlothian West
445 Units

Charter Colony

Crofton Village
107 Units

Vymont Square

Stonehenge Village

Towne Crossing

Chesterfield Crossing

Midlothian Tpke - 44,000 YPD

Rt 288 - 50,000 YPD

288

Otterdale Rd

754

Queensgate Rd

Walton Park Rd

Buckingham Rd

Huguenot Rd

Koger Center Blvd

N Courthouse Rd

Southlake Blvd

Lucks Ln

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the text, there are three horizontal stripes in blue, yellow, and red.

2221 Edward Holland Drive
Suite 600 | Richmond, VA
P: +1 804 320 5500
colliers.com

Harrison Hall

Senior Vice President
+1 804 814 5299

harrison.hall@colliers.com

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Senior Vice President
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