

OFFICE & RETAIL  
PAD SITES



SALE/LEASE  
**WINTERFIELD  
PLACE II**

Winterfield Road and Huguenot Trail  
Midlothian, VA 23113



HUGUENOT TRAIL - 17,300+ VPD







DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,850	18,882	65,337
AVERAGE HH INCOME	\$259,703	\$259,752	\$194,253
DAYTIME EMPLOYEES	398	4,128	26,101

## PROPERTY HIGHLIGHTS

### Office/Retail Pad Sites Available

- › For Sale, Ground Lease, or Build-to-Suit
- › Approved building sites range from 4,000-8,000± SF
- › One of the highest demographics in Richmond area
- › Prominently located at signalized intersection on Robious Road, one mile from 288

Join neighboring retailers

toast  
NEW AMERICAN GASTROPUB

wild ginger

club next  
med spa

CORNER ROCK  
CAFE  
COFFEE • ICE CREAM • MARKET • SOCIAL



bella  
arte  
gallery



UNITED  
BANK

WINTERFIELD  
VETERINARY HOSPITAL





## BUILDING 8 & 11

8: Retail/Office - 6,000± SF

11: Retail/Restaurant - 5,000± SF



## BUILDING 9

Retail/Office - 6,770± SF



1 Building 9 - Front Elevation



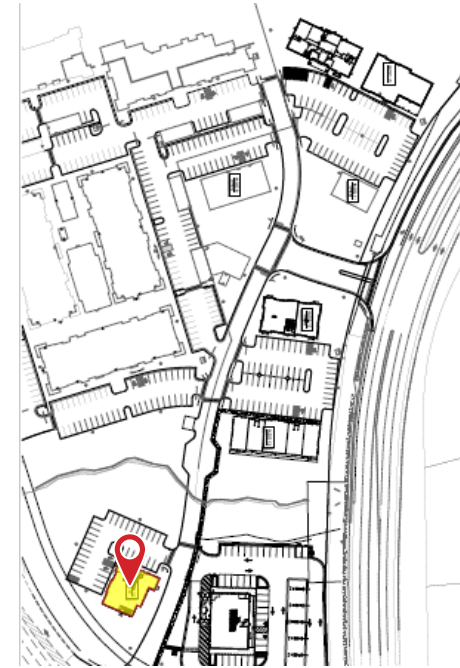
1 Building 9 - Ground Floor



2 Building 9 - Second Floor

## BUILDING 14

Retail/Office - 7,200± SF



### FOR MORE INFORMATION:

#### LIZ GRAY

Senior Associate

804-433-1814

[lgray@commonwealthcommercial.com](mailto:lgray@commonwealthcommercial.com)

#### ROBBIE BERNDT

Senior Associate

804-968-1151

[rberndt@commonwealthcommercial.com](mailto:rberndt@commonwealthcommercial.com)

#### HARTLEY JORDAN

Sales & Leasing Associate

804-964-2391

[hjordan@commonwealthcommercial.com](mailto:hjordan@commonwealthcommercial.com)



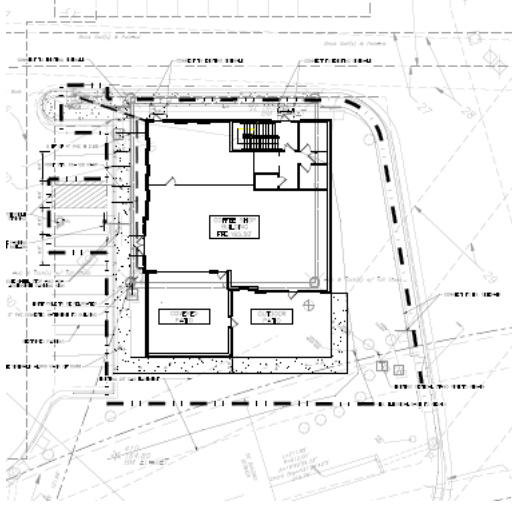
**COMMONWEALTH  
COMMERCIAL**

Comprehensive Property Solutions



## BUILDING F

Retail/Office - 6,000± SF



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[rberndt@commonwealthcommercial.com](mailto:rberndt@commonwealthcommercial.com)

#### HARTLEY JORDAN

Sales & Leasing Associate

804-964-2391

[hjordan@commonwealthcommercial.com](mailto:hjordan@commonwealthcommercial.com)

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