

MIDLOTHIAN WEST



AVAILABLE
Taylor Long
PROPERTIES
Commercial Real Estate
804.864.9788
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THE AIRE AT WESTCHESTER

WESTCHESTER

48,000 VPD

MULTI-FAMILY COMMUNITIES UNDERWAY

NAME	#UNITS
Midlothian West	425
Winterfield Crossing	250
Midlothian Town Center Apartments	238
Winterfield Park	147
Crofton Village	107
The Aire at Westchester	2,215
Westchester	236

Ellen Long:
President / Principal Broker
804.864.9788 Ext. 101 (o) | 804.539.7793 (m)
ellenlong@taylorlongproperties.com

Robert Marshall:
Commercial Sales and Leasing
804-864-9788, Ext. 102 (o) | 804-437-4323 (m)
robertmarshall@taylorlongproperties.com

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Taylor Long
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Commercial Real Estate

Developed by
BWS ENTERPRISES, LLC
P. Sean Sawyer
BWS Enterprises, LLC | 757-650-5759
seansawyer7@yahoo.com



MIXED-USE DEVELOPMENT

FEATURES

- **NOW PRE LEASING - NEWEST MIDLOTHIAN DEVELOPMENT.**
- **±16 Acres of Prime Mixed-Use Development Available. Zoned C-3.**
- Near 600' of prime frontage with newly installed traffic signal on Midlothian Turnpike.
- Located in the heart of major commercial and residential developments along Midlothian Turnpike.
- Adjacent to *Midlothian West* (425 units) multi-family development (275 apartments and 150 townhomes).
- *Crofton Village* (107 units sold out), *Winterfield Crossing Apartments* (250 units), *Winterfield Park* townhomes (147 units) under construction, *The Vue at Westchester Commons luxury apartment homes* (236 units) under construction, and *The Aire at Westchester* (2,215 Units) new mixed-use development.
- ¾ mile from Route 288.
- Full access from Midlothian Turnpike – traffic signal & median break.
- Highest income per capita in Richmond MSA.

MIDLOTHIAN WEST

275 Apartments, 150 Townhomes



Midlothian-West

DEMOGRAPHICS

SPACE TYPE	Retail Pads for Ground Lease
AVAILABLE SPACE	± 16 Acres
ASKING PRICE	Ask Agent

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	5,284	34,098	81,393
2021-2026 Growth	7.79%	5.64%	5.71%
Avg HH Income	\$127,558	\$137,252	\$128,876
Daytime Employment	2,706	11,902	42,262
Traffic Count	44,000 VPD Midlothian Turnpike 48,000 VPD Route 288		

EXPENDITURE	1 Mile	3 Mile	5 Mile
Total Annual HH Expenditure	\$239 M	\$1.21 B	\$2.54 B
Total Annual Retail Expenditure	\$108 M	\$544 M	\$1.15 B
Total Monthly HH Expenditure	\$7,760	\$7,277	\$6,641
Total Monthly Retail Expenditure	\$3,499	\$3,280	\$3,000
10-Min Total Retail Expenditure	\$1.41 B		

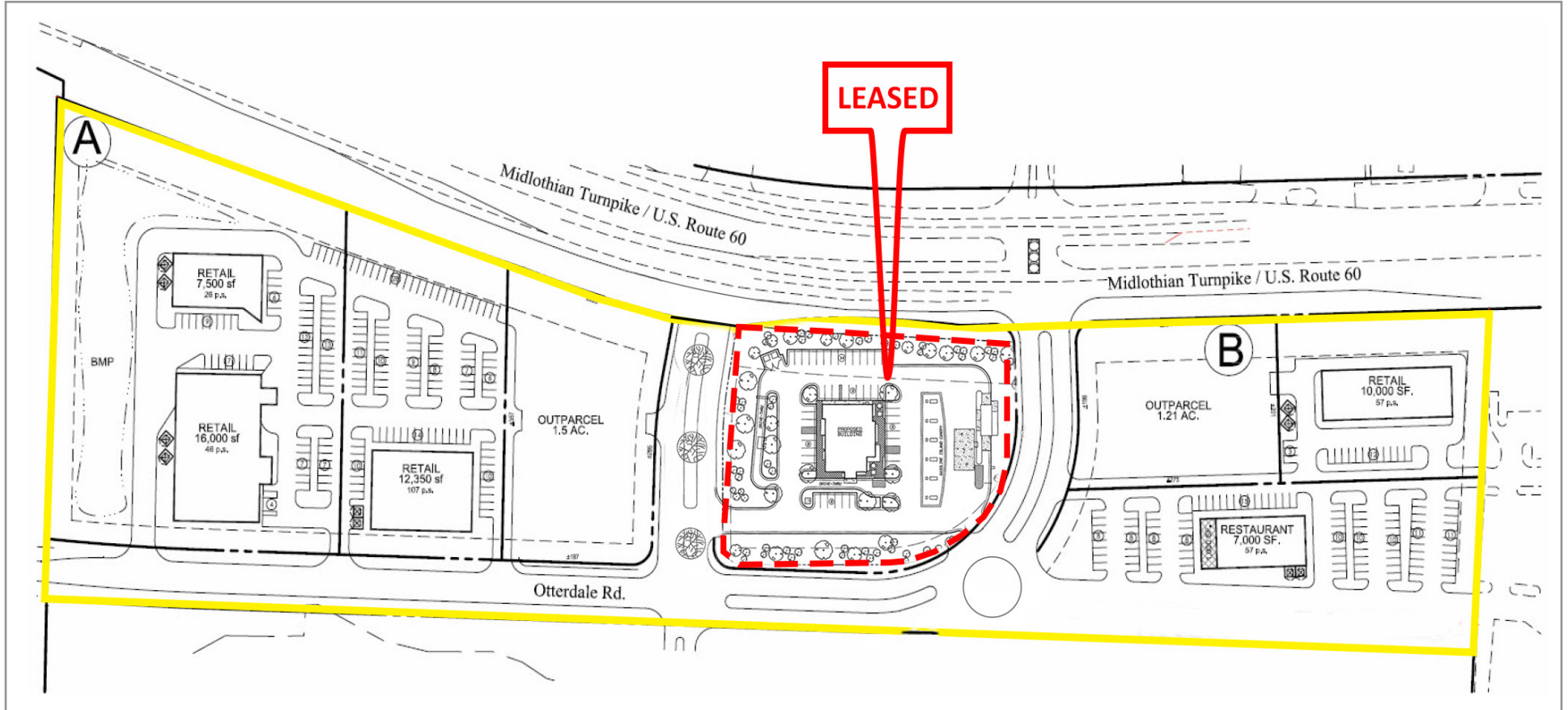
* Detailed demographics upon request

AERIAL





SITE PLAN





SITE LAYOUT



