Colliers

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

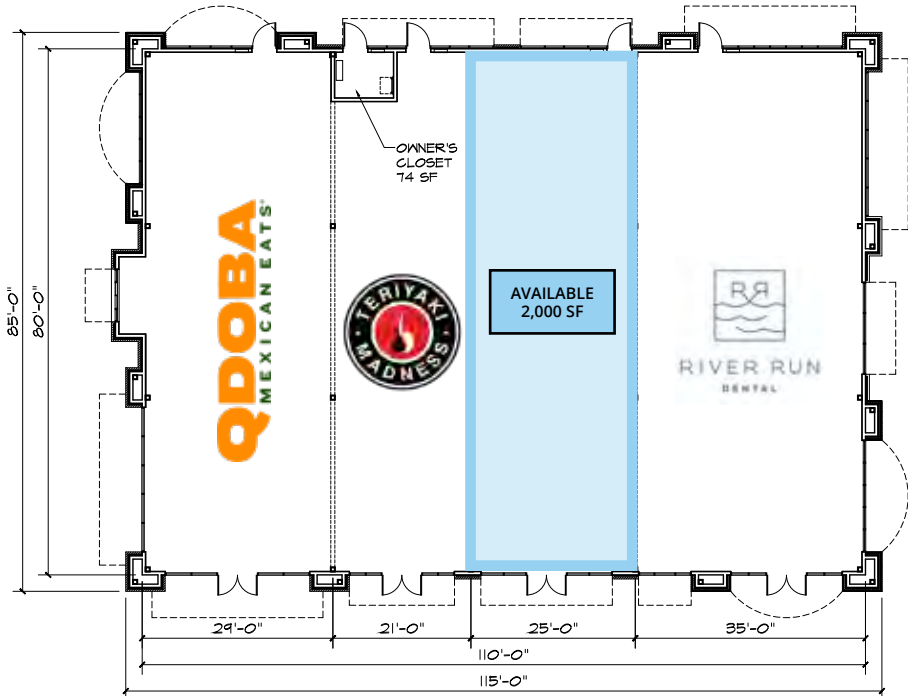
Whether looking for an ice coffee or a quick sandwich, or need to run to a local boutique retail shop, Winterfield Crossing has a mix of everything. Our walkable streets with a Main Street feel make this new development the perfect new place to live, work and relax.

Site Plan

AGE-RESTRICTED APARTMENTS
AGE-RESTRICTED APARTMENTS
Tier 3
Tier 5
LAKE
PORCH
LAKE PROMENADE
Build-to-suit Restaurant Opportunity
4,500 SF
5C
gather.
FLEET FEET
rehab
MARKET
UrgentVet
OFFICES
COMING IN 2026
Tier 2
2C
2A
2B
PATIO AND FURNITURE ZONE
Winter Breeze Drive
drybar
YEATMAN
LAKE
1,348 SF
5B
CINNAHOLIC
Tier 4
Tier 5
Frutta Bowls
MASON'S
ROOTS
QDOBA MEXICAN EATS
RIVER RUN
2,000 SF
1D
1C
1B
ALDI
Tier 1
VIRGINIA Credit Union
RO HOUSE
restore
Midlothian Turnpike
Midlothian Turnpike
ROUTE 60

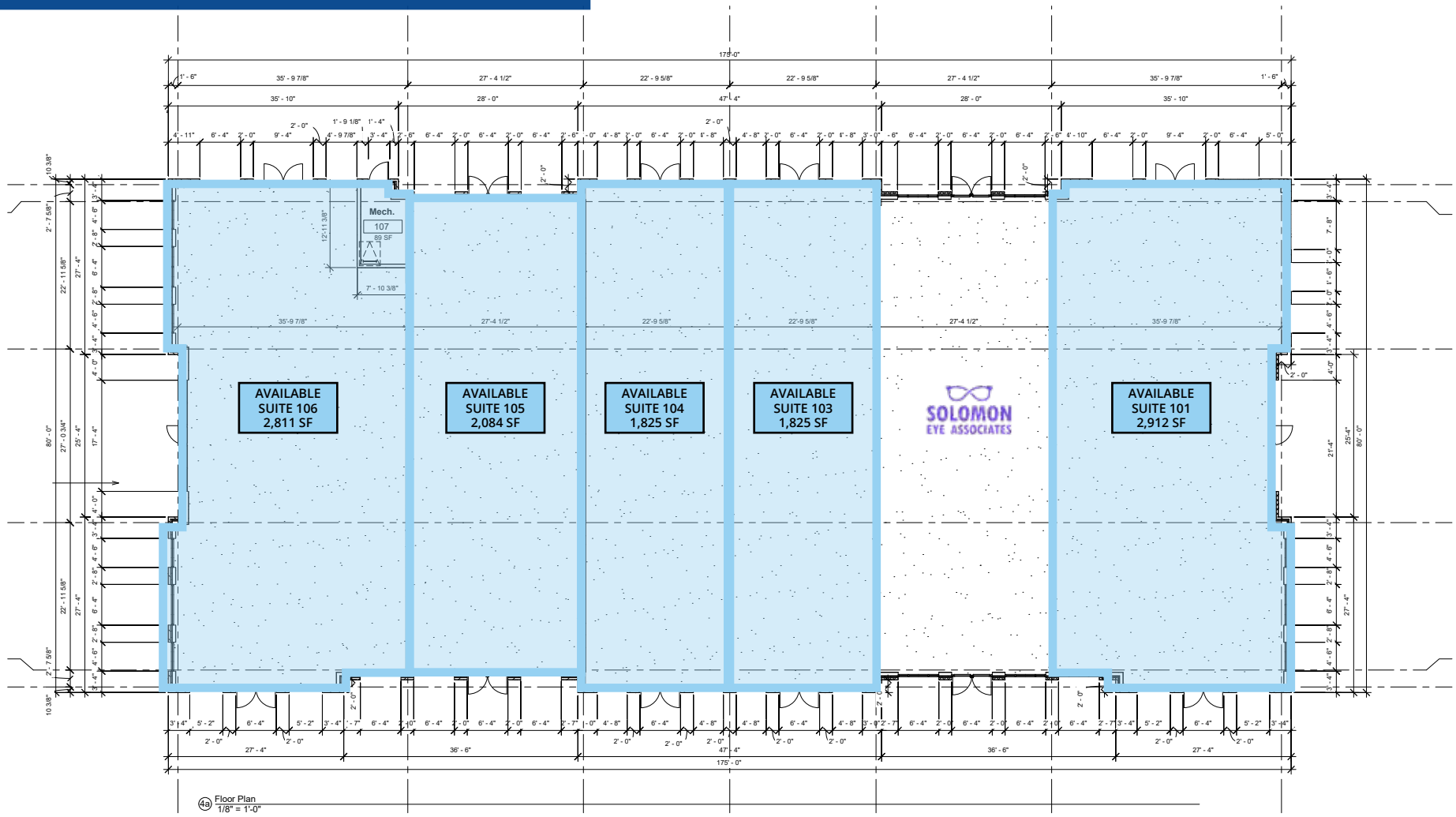
Floor Plans | Tier 1

PLAN 1C



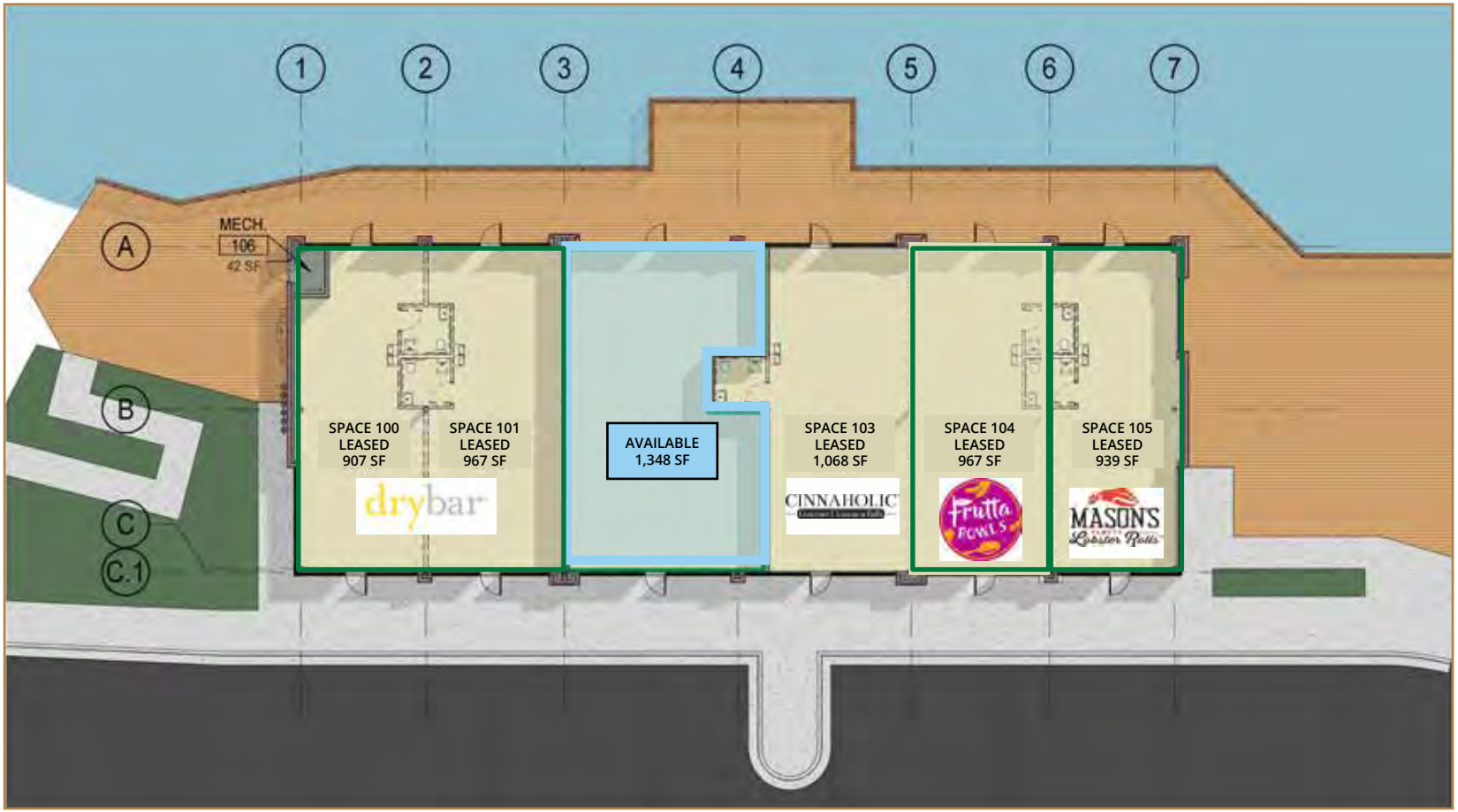
PLAN 1D

Leasing Plan | Tier 2 | West

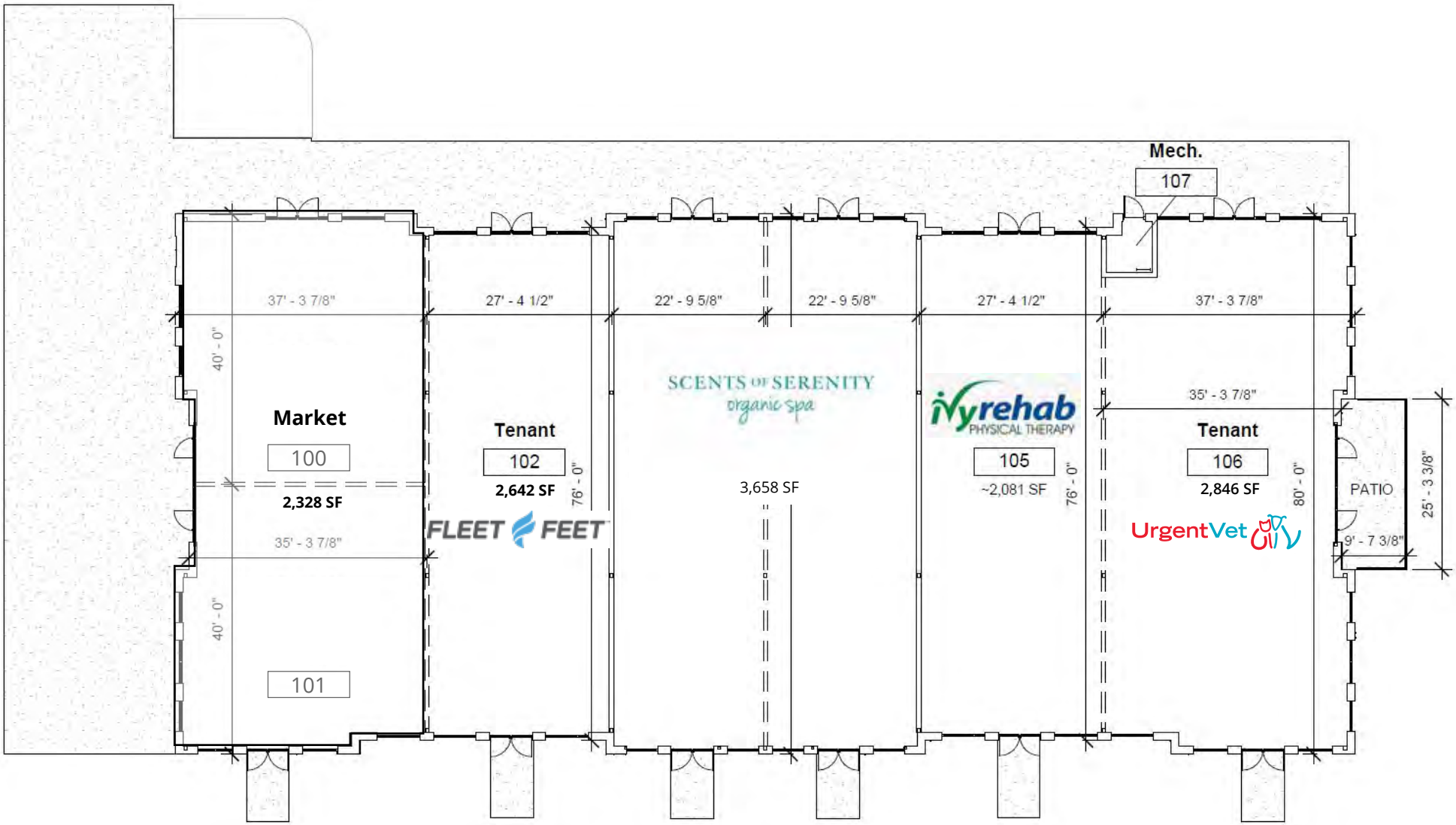


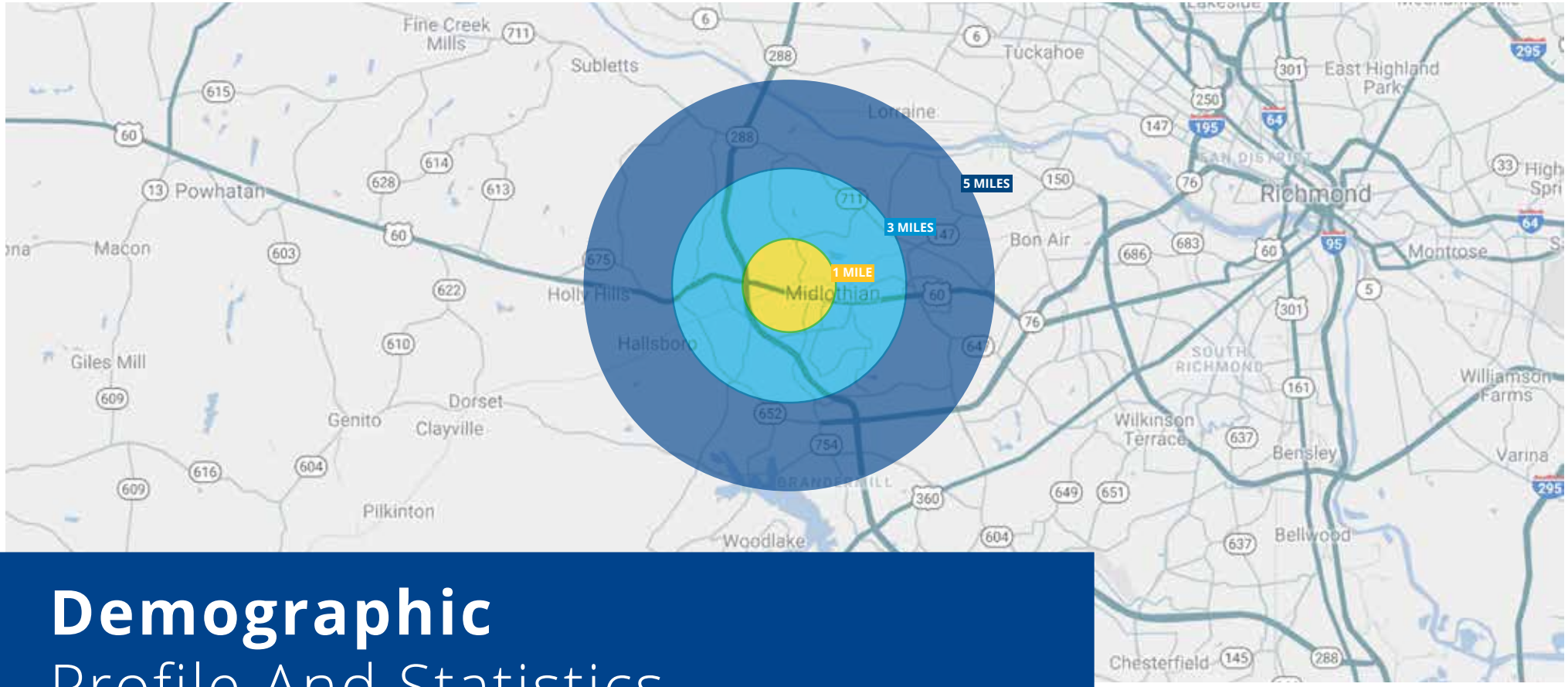
PRE-LEASING DELIVERY SPRING 2026

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

Chesterfield Towne Center
at home
OLD NAVY
LensCrafters
LOFT
Kirkland's
sears
JCPenney
macy's
HomeGoods
Barnes & Noble
Chick-fil-A
sunglass hut
Westchester Commons
TARGET
BAM!
petco
JOANN
sweetFrog
REGAL
Great Clips
OfficeMax
Chesterfield Marketplace
THE HOME DEPOT
DOLLAR TREE
Staples
PETSMART
Winterfield Park
147 UNITS
Winterfield Village
238 Units
Westchester
236 Units
Winterfield Crossing
250 Units
Winterfield
Crossing
Charter Colony
Publix
Moe's
southwest grill
FOOD LION
H&R BLOCK
CVS pharmacy
SUBWAY
Walmart
Sam's Club
Midlothian Tpke - 44,000 VPD
Midlothian West
445 Units
Crofton Village
107 Units
Stonehenge Village
Wegmans
petco
PartyCity
Towne Crossing
Burlington
Panera
Michaels
Advance Auto Parts
Vymont Square
Kroger
ups
PAPA JOHN'S
AMERICAN FAMILY FITNESS
Chesterfield Crossing
TARGET
KOHL'S
Rt. 288 - 50,000 VPD
Salisbury Rd
Winterfield Rd
Huguenot Rd
Koger Center Blvd
N Courthouse Rd
Southlake Blvd
Old Buckingham Rd
Charter Colony Pkwy
Walton Park Rd
Queensgate Rd
Otterdale Rd
Lucks Ln
711
147
288
754

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Colliers

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

Peter Vick
Senior Vice President
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