



## SIZE

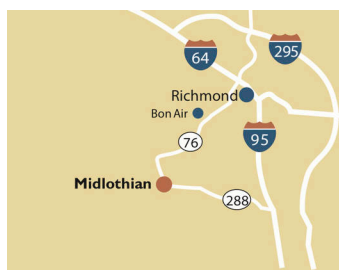
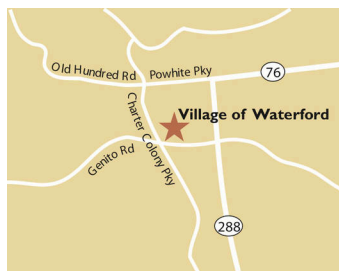
78,611 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	5,076	54,649	133,077
<b>Households</b>	1,963	20,998	49,765
<b>Median HH Income (\$)</b>	98,919	105,704	105,688

## MAJOR TENANT(S)

Food Lion  
Maid Pro



## LOCATION

13530 Waterford Place | Midlothian, VA 23112

## PROPERTY HIGHLIGHTS

- 79,162-square-foot Food Lion anchored center with a Dunkin Donuts
- Located at the intersection of Charter Colony Parkway and Genito Road with over 14,700 vehicles per day
- Population exceeds 133,000 in a five-mile trade area

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



# VILLAGE AT WATERFORD

13530 Waterford Place | Midlothian, VA 23112

SPACE	TENANT	SQ. FT.
00010	Bows & Bones Pet Grooming	1,620 SF
00030	Edible Education	4,400 SF
00040	Flyin' Pig Barbeque	4,729 SF
00060	Professional Barber	1,620 SF
00070	BioMech	7,360 SF
00100	The Grill at Waterford	1,620 SF
00110	Authentic Massage	1,440 SF
00120	Teriyaki & Sushi Restaurant	1,220 SF
00130	Hood E. Biggers D.D.S	1,149 SF
00140	AVAILABLE	1,586 SF
00150	Maid Pro	854 SF
00160	Clean Eatz	3,260 SF
00170	Nails By Stormy	1,600 SF
00200	Food Lion	46,153 SF
<b>TOTAL SQ. FT.</b>		<b>78,611</b>

**SITE LEGEND**

<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; border-bottom: 2px dashed blue; width: 20px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

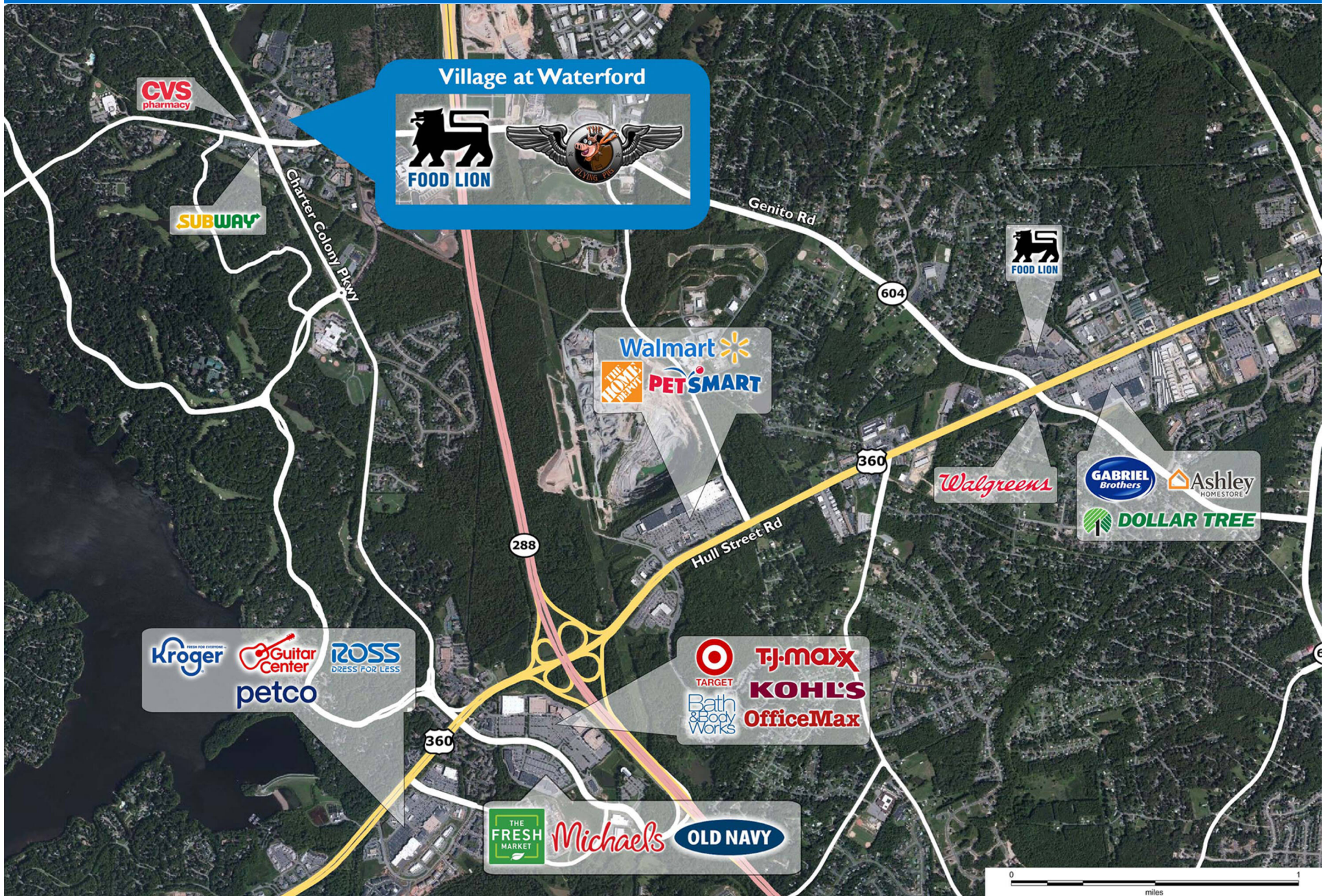
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections  
 Calculated using TAS Retrieval Retrieval  
 Apr 17, 2024



Latitude: 37.451421 Longitude: -77.648273

Village at Waterford Midlothian, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,076	54,649	133,077
	2028 Projected Population	5,434	60,506	147,334
	2010 Census Population	5,129	45,682	106,528
	2000 Census Population	4,611	36,336	84,920
	1990 Census Population	4,018	24,308	63,819
	Historical Annual Growth 1990 to 2000	1.39%	4.10%	2.90%
	Historical Annual Growth 2000 to 2010	1.07%	2.32%	2.29%
	Estimated Annual Growth 2010 to 2023	-0.08%	1.31%	1.63%
	Projected Annual Growth 2023 to 2028	1.37%	2.06%	2.06%
	Median Age	39.7	41.1	41.1
Households	Q4 2023 Estimated Households	1,963	20,998	49,765
	2028 Projected Households	2,102	23,265	54,880
	2010 Census Households	1,939	17,426	39,660
	2000 Census Households	1,759	13,008	30,313
	1990 Census Households	1,310	8,105	21,571
	Historical Annual Growth 1990 to 2000	2.99%	4.84%	3.46%
	Historical Annual Growth 2000 to 2010	0.98%	2.97%	2.72%
	Estimated Annual Growth 2010 to 2023	0.09%	1.37%	1.66%
	Projected Annual Growth 2023 to 2028	1.38%	2.07%	1.98%
	Population per Household	2.59	2.60	2.67
Population by Race	White	73.1%	71.6%	70.7%
	Black or African American	14.5%	12.3%	13.7%
	Asian & Pacific Islander	2.3%	5.2%	4.5%
	Other Races	5.4%	5.4%	5.1%
	Hispanic Population	4.6%	5.4%	6.0%
Income	Average Household Income	\$107,772	\$130,184	\$129,471
	Median Household Income	\$98,919	\$105,704	\$105,688
	Per Capita Income	\$41,681	\$50,106	\$48,502
Education (Age 25+)	Elementary	0.9%	1.5%	1.3%
	Some High School	2.7%	2.4%	2.9%
	High School Graduate	10.8%	16.8%	17.9%
	Some College	27.3%	19.1%	18.0%
	Associates Degree Only	13.9%	9.4%	8.4%
	Bachelors Degree Only	24.6%	31.1%	31.9%
	Graduate Degree	19.9%	19.8%	19.6%
Business	Number of Businesses	329	2,182	4,925
	Total Number of Employees	3,374	20,515	47,170
	Employees per Business	10.27	9.40	9.58
	Residential Population per Business	15.44	25.04	27.02

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.