



SIZE

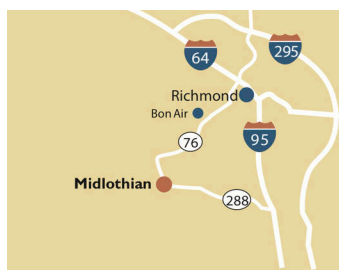
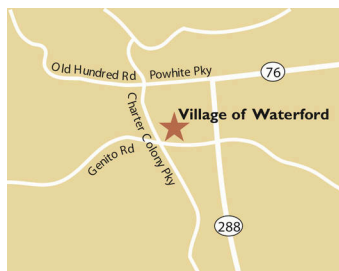
78,611 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,428	54,173	129,445
Households	2,062	20,559	47,892
Median HH Income (\$)	95,160	98,351	98,239

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 129,400 in a five-mile trade area

LEASING CONTACT

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MORE INFO

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
TOTAL SQ. FT.		78,611

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Village at Waterford Midlothian, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	5,428	54,173	129,445
	2027 Projected Population	5,677	59,358	142,374
	2010 Census Population	5,236	44,140	104,328
	2000 Census Population	4,762	36,222	84,884
	1990 Census Population	4,345	27,308	63,186
	Historical Annual Growth 1990 to 2000	0.92%	2.86%	3.00%
	Historical Annual Growth 2000 to 2010	0.95%	2.00%	2.08%
	Estimated Annual Growth 2010 to 2022	0.28%	1.62%	1.71%
	Projected Annual Growth 2022 to 2027	0.90%	1.85%	1.92%
	Median Age	39.3	40.6	40.9
Households	Q2 2022 Estimated Households	2,062	20,559	47,892
	2027 Projected Households	2,159	22,501	52,500
	2010 Census Households	1,986	16,776	38,851
	2000 Census Households	1,802	12,954	30,227
	1990 Census Households	1,447	9,031	21,465
	Historical Annual Growth 1990 to 2000	2.22%	3.67%	3.48%
	Historical Annual Growth 2000 to 2010	0.98%	2.62%	2.54%
	Estimated Annual Growth 2010 to 2022	0.30%	1.61%	1.65%
	Projected Annual Growth 2022 to 2027	0.92%	1.82%	1.85%
	Population per Household	2.63	2.63	2.70
Population by Race	White	76.4%	76.5%	74.6%
	Black or African American	12.7%	11.3%	13.2%
	Asian & Pacific Islander	2.5%	4.1%	4.0%
	Other Races	3.0%	3.5%	3.6%
	Hispanic Population	5.3%	4.6%	4.7%
Income	Average Household Income	\$102,893	\$118,908	\$118,997
	Median Household Income	\$95,160	\$98,351	\$98,239
	Per Capita Income	\$39,146	\$45,184	\$44,069
Education (Age 25+)	Elementary	1.1%	1.3%	1.4%
	Some High School	3.3%	2.6%	2.9%
	High School Graduate	12.0%	16.1%	18.0%
	Some College	23.6%	19.3%	18.3%
	Associates Degree Only	11.9%	9.1%	8.5%
	Bachelors Degree Only	26.3%	32.4%	32.1%
	Graduate Degree	21.7%	19.2%	19.0%
Business	Number of Businesses	250	1,436	3,736
	Total Number of Employees	3,269	17,640	45,877
	Employees per Business	13.10	12.29	12.28
	Residential Population per Business	21.75	37.73	34.65

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