



0.77 AC CORNER PAD AT MAIN ENTRANCE TO WINTERFIELD PLACE

440 WINTERPLACE WAY



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

440 WINTERPLACE WAY

440 WINTERPLACE WAY, MIDLOTHIAN, VA 23113

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The corner outparcel at the main entrance to The Winterfield Place mixed-use development is pad ready for a new building. Prime for development of retail or office. The site supports a building size up to 5,470 SF. Excellent connectedness located one mile from SR 288, less than a 30 minute drive to Richmond and a one hour drive to Charlottesville. The site features medical office, retail, and 200 luxury apartment units.

PROPERTY HIGHLIGHTS

- Existing shared surface parking
- Utilities: to the site
- Frontage along SR 711

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.77 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	852	6,421	23,262
Total Population	2,449	18,059	57,998
Average HH Income	\$257,874	\$228,727	\$175,905

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PROPOSED SITE PLAN



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ADDITIONAL PHOTOS // 3

READ GOODE
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MARKET AERIAL



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DEMOGRAPHICS MAP & REPORT



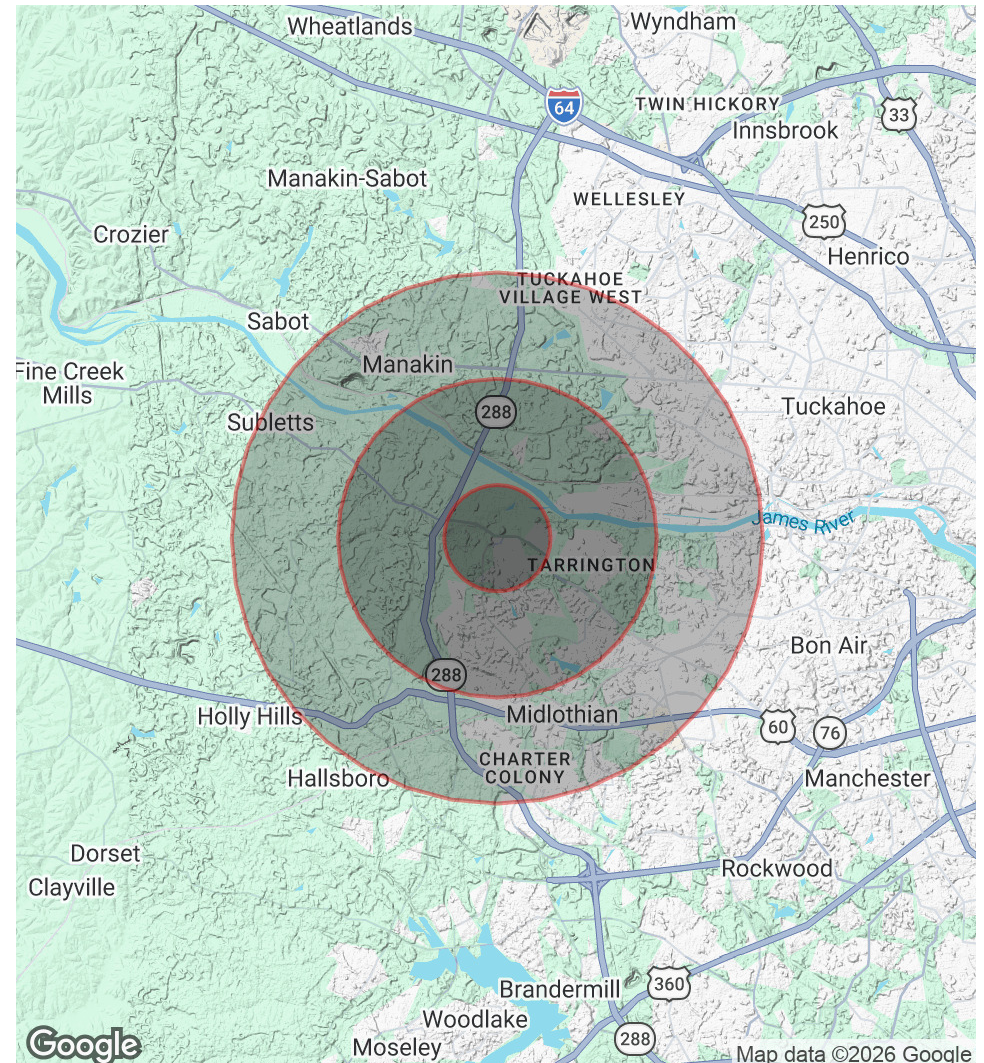
POPULATION

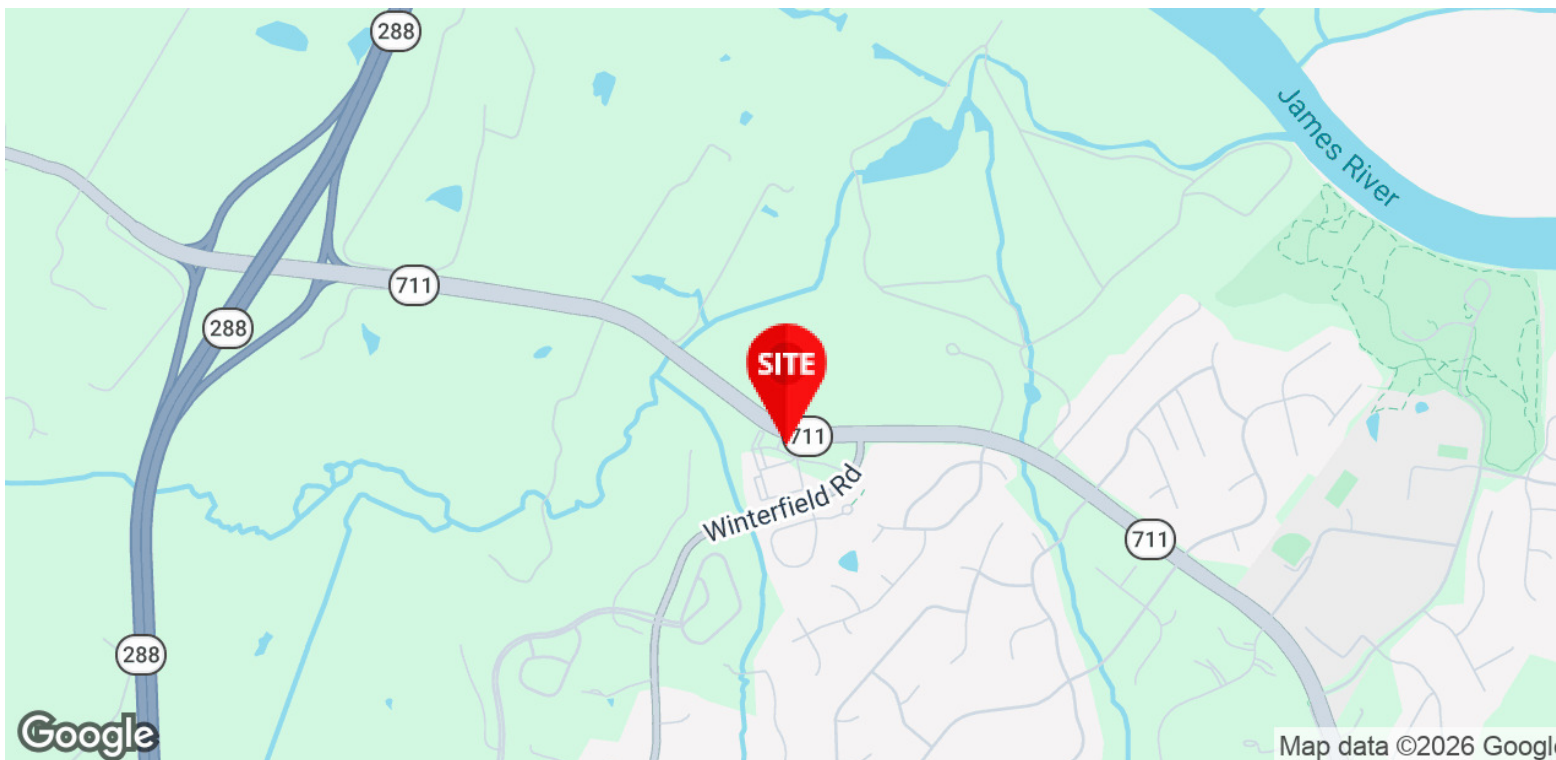
	1 MILE	3 MILES	5 MILES
Total Population	2,449	18,059	57,998
Average Age	44	44	45
Average Age (Male)	43	44	43
Average Age (Female)	46	45	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	852	6,421	23,262
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$257,874	\$228,727	\$175,905
Average House Value	\$725,239	\$736,004	\$625,005

2020 American Community Survey (ACS)





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