

DILLINGHAM SQUARE

LAKE RIDGE, VA

2,000 - 3,600 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



DILLINGHAM SQUARE

LAKE RIDGE, VA

- | Rare, highly sought-after 3,600 SF double drive-thru opportunity perfectly positioned for convenience and efficient service in a prime location
- | Extremely dense residential population with 79,684 people within a 3-mile radius
- | Great mix of co-tenants including Food Lion, Gold Gym, and Water's End Brewery

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	17,227	78,426	206,337
 DAYTIME POPULATION	3,071	29,344	60,444
 HOUSEHOLD INCOME	\$126,928	\$122,575	\$124,778
 TRAFFIC COUNTS	33,000 on Old Bridge Road		

CO-TENANTS



DILLINGHAM SQUARE LAKE RIDGE, VA

ANTIETAM
ELEMENTARY SCHOOL

TACKETT'S MILL



LAKE RIDGE
ELEMENTARY SCHOOL

LAKE RIDGE COMMONS



LAKE RIDGE
PARKS AND RECREATION
ASSOCIATION

LAKE RIDGE
MIDDLE SCHOOL

WOODBIDGE
SENIOR HIGH SCHOOL

DILLINGHAM SQUARE



THE GLEN



SMOKETOWN PLAZA



SITE PLAN
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TENANT LIST

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#	SQ. FT	MERCHANT
1	4,822	Mattress Firm
1A	1,610	Bangkok Street Thai
2	2,376	Chili on Top Tacos
3	1,610	I Heart Mac & Cheese
4	1,600	Pizza Hut Delivery
5	4,500	School & Office Annex
7	2,700	Kings & Queens Hair Design
9	2,385	Pineapple Paint Company
11	2,815	The Wild Bird Center
12	26,329	Gold's Gym
15	2,000	Michael's Flowers
16	1,600	Tropical Smoothie Cafe
17	3,200	Navy Federal Credit Union
18	1,200	Hangry Joe's
19	3,200	House of Chou
20	5,520	U.S. Tae Kwon Do College (B)
21	3,000	Sushi Bae
22	6,000	Inova Health Care Services

#	SQ. FT	MERCHANT
23	3,000	Pet Nutrition Center
24	1,800	Sprint
25	1,800	Festival Cleaners
26	2,518	Lake Ridge Vision
27	3,200	PT Solutions
28	45,250	Food Lion
29	7,500	Gymnastics World
31	8,000	Dollar Tree
32	12,800	Cornerstone Christian Academy
33	3,980	Dr. Marvette E. Thomas
34	2,400	H&R Block Eastern Enterprises, Inc
35	1,200	Nutrition Corner
36	1,200	K Barber
37	2,000	Stemtree Education Center
38	1,200	Cravings Cupcakery
39	4,000	Linda's Ballet
40	1,200	Nail Design

#	SQ. FT	MERCHANT
41	3,600	Huntington Learning Center
42	4,090	A-1 Cycling
43	3,600	Available
44	3,408	Water's End Brewery
45	8,530	Brittany's Sports Bar
46	4,450	TRUIST
47A	6,439	Goldfish Swim School
47B	1,735	Paisano's
49	1,850	Mathnasium
51	750	The Country Cobbler
52	1,900	Dairy Queen
53	2,939	Inova - Go Health Urgent Care
54	2,560	Palm Beach Tan
55	2,872	Hand & Stone Massage and Facial Spa
56	2,000	Available
57	4,872	Salon Plaza

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