

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

TACKETT'S MILL

CVS pharmacy
McDonald's
DUNKIN' DONUTS
ABC
SAFeway

ANTIETAM
ELEMENTARY SCHOOL

LAKE RIDGE
PARKS AND RECREATION
ASSOCIATION

LAKE RIDGE COMMONS

M&T Bank
hair cuffery
PNC
PIZZA GOURMET
Giant
SUNOCO

LAKE RIDGE
ELEMENTARY SCHOOL

LAKE RIDGE
MIDDLE SCHOOL

WOODBIDGE
SENIOR HIGH SCHOOL

DILLINGHAM SQUARE

NAVY FEDERAL Credit Union
goldfish swim school
INOVA
TRUIST
MATHNASIUM The Math Learning Center
WATER'S END
UNITED STATES POSTAL SERVICE
GOLD'S GYM
FOOD LION

Auto Zone

OLD BRIDGE ROAD

7-Eleven

TACO BELL



Walgreens

SMOKETOWN PLAZA

DUNKIN' DONUTS
ALDI
SweetFrog
Arby's
LOWE'S
MOD
POPEYES LOUISIANA KITCHEN
IHOP

bp

SMOKETOWN ROAD

THE GLEN

CHIPOTLE
Panera BREAD
JIMMY JOHN'S
UPS
SAFeway
SUBWAY
FIVE GUYS
McDonald's
Capital One Bank
CAMPBELL'S

SITE PLAN

DILLINGHAM SQUARE | LAKE RIDGE, VA

2,000 - 3,600 SF AVAILABLE



TENANT LIST

DILLINGHAM SQUARE | LAKE RIDGE, VA

| # | SQ. FT | MERCHANT | # | SQ. FT | MERCHANT | # | SQ. FT | MERCHANT |
|----|--------|------------------------------|----|--------|------------------------------------|-----|--------|-------------------------------------|
| 1 | 4,822 | Mattress Firm | 23 | 3,000 | Pet Nutrition Center | 41 | 3,600 | Huntington Learning Center |
| 1A | 1,610 | Bangkok Street Thai | 24 | 1,800 | Sprint | 42 | 4,090 | A-1 Cycling |
| 2 | 2,376 | Chili on Top Tacos | 25 | 1,800 | Festival Cleaners | 43 | 3,600 | Available |
| 3 | 1,610 | I Heart Mac & Cheese | 26 | 2,518 | Lake Ridge Vision | 44 | 3,408 | Water's End Brewery |
| 4 | 1,600 | Pizza Hut Delivery | 27 | 3,200 | PT Solutions | 45 | 8,530 | Brittany's Sports Bar |
| 5 | 4,500 | School & Office Annex | 28 | 45,250 | Food Lion | 46 | 4,450 | TRUIST |
| 7 | 2,700 | Kings & Queens Hair Design | 29 | 7,500 | Gymnastics World | 47A | 6,439 | Goldfish Swim School |
| 9 | 2,385 | Pineapple Paint Company | 31 | 8,000 | Dollar Tree | 47B | 1,735 | Paisano's |
| 11 | 2,815 | The Wild Bird Center | 32 | 12,800 | Cornerstone Christian Academy | 49 | 1,850 | Mathnasium |
| 12 | 26,329 | Gold's Gym | 33 | 3,980 | Dr. Marvette E. Thomas | 51 | 750 | The Country Cobbler |
| 15 | 2,000 | Michael's Flowers | 34 | 2,400 | H&R Block Eastern Enterprises, Inc | 52 | 1,900 | Dairy Queen |
| 16 | 1,600 | Tropical Smoothie Cafe | 35 | 1,200 | Nutrition Corner | 53 | 2,939 | Inova - Go Health Urgent Care |
| 17 | 3,200 | Navy Federal Credit Union | 36 | 1,200 | K Barber | 54 | 2,560 | Palm Beach Tan |
| 18 | 1,200 | Hangry Joe's | 37 | 2,000 | Stemtree Education Center | 55 | 2,872 | Hand & Stone Massage and Facial Spa |
| 19 | 3,200 | House of Chou | 38 | 1,200 | Cravings Cupcakery | 56 | 2,000 | Available |
| 20 | 5,520 | U.S. Tae Kwon Do College (B) | 39 | 4,000 | Linda's Ballet | 57 | 4,872 | Salon Plaza |
| 21 | 3,000 | Sushi Bae | 40 | 1,200 | Nail Design | | | |
| 22 | 6,000 | Inova Health Care Services | | | | | | |

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LAKE RIDGE, VA





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