

DILLINGHAM SQUARE

LAKE RIDGE, VA

1,200 - 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's Gym, and Water's End Brewery

DEMOGRAPHICS 2025

| | 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
Giant
PNC
PIZZA GOURMET
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
GOLDS 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
CAMPBELLS

SITE PLAN

DILLINGHAM SQUARE | LAKE RIDGE, VA

1,200 - 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 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 | Available | 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 | Available | 29 | 7,500 | Gymnastics World | 47A | 6,439 | Goldfish Swim School |
| 9 | 2,385 | Available | 31 | 8,000 | Dollar Tree | 47B | 1,735 | Paisano's |
| 11 | 2,815 | The Wild Bird Center | 32A | 8,000 | Connection Church | 49 | 1,850 | Mathnasium |
| 12 | 26,329 | Gold's Gym | 32B | 4,800 | Precious Lambs | 51 | 750 | The Country Cobbler |
| 15 | 2,000 | Michael's Flowers | 33 | 3,980 | Dr. Marvette E. Thomas | 52 | 1,900 | Dairy Queen |
| 16 | 1,600 | Tropical Smoothie Cafe | 34 | 2,400 | H&R Block Eastern Enterprises, Inc | 53 | 2,939 | Inova - Go Health Urgent Care |
| 17 | 3,200 | Navy Federal Credit Union | 35 | 1,200 | Available | 54 | 2,560 | Palm Beach Tan |
| 18 | 1,200 | Hangry Joe's | 36 | 1,200 | K Barber | 55 | 2,872 | Hand & Stone Massage and Facial Spa |
| 19 | 3,200 | House of Chou | 37 | 2,000 | Available | 56 | 2,000 | Cuppi Coffee |
| 20 | 5,520 | U.S. Tae Kwon Do College (B) | 38 | 1,200 | Cravings Cupcakery | 57 | 4,872 | Salon Plaza |
| 21 | 3,000 | Sushi Bae | 39 | 4,000 | Linda's Ballet | | | |
| 22 | 6,000 | Inova Health Care Services | 40 | 1,200 | Nail Design | | | |

DILLINGHAM SQUARE

LAKE RIDGE, VA





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