

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

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



OLD BRIDGE ROAD

Walgreens



SMOKETOWN ROAD

THE GLEN



SMOKETOWN PLAZA



SITE PLAN

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TENANT LIST

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#	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	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	Wild Bird Centers	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			

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