

# 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



### 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  | Pineapple Paint Company      | 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                        |     |        |                                     |



## DILLINGHAM SQUARE

LAKE RIDGE, VA





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