

# TACKETT'S MILL

LAKE RIDGE, VA

2,000 - 36,760 SF AVAILABLE

ANCHOR OPPORTUNITY COMING AVAILABLE 10/1/2026

RAPPAPORT  
CULTIVATING PLACES









# TACKETT'S MILL

## LAKE RIDGE, VA

- | 36,760 Anchor Opportunity coming available 10/1/2026
- | A 157,991 SF mixed-use center with retail and office space
- | Strategically located at the intersection of Old Bridge Road and Harbour Drive in Lake Ridge
- | Features signalized access with ample surface parking
- | Surrounded by a dense residential population of more than 223,191 residents within a 5 mile radius

### DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	14,918	89,761	222,201
 DAYTIME POPULATION	6,055	29,629	52,184
 HOUSEHOLD INCOME	\$122,644	\$131,839	\$146,917
 TRAFFIC COUNTS	26,300 on Old Bridge Road		

### CO-TENANTS





**TACKETT'S MILL**  
**LAKE RIDGE, VA**

**AutoZone**



**TACKETT'S MILL  
SHOPPING CENTER**

**SAFeway**  **ABC**  
**DUNKIN'** **ME** Massage Envy

**CVS pharmacy**

**DILLINGHAM SQUARE**

    
**MATTRESSFIRM**  

**LAKE RIDGE  
COMMONS**

   
**hair cuttery**  
   
 **Banfield**  
PET HOSPITAL

**MERCHANT PLAZA**

 **hair cuttery**  
**LOS TOLTECOS**   
 **FIVE GUYS**  
  

**Wawa**

**OLD BRIDGE ROAD 40,000 VPD**

**LIDL**

**MINNEVILLE ROAD**

**95**





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The site plan illustrates the layout of the Harbor Drive area. Key features include:

- Upper Center Plan:** Located at the top, featuring buildings 1 through 24. Building 19 is highlighted in blue. A red dashed box is overlaid on buildings 19 and 20.
- Potential Site Plan:** Indicated by a red dashed box surrounding buildings 19 and 20.
- Harbor Drive:** A road running horizontally across the middle of the plan.
- Old Bridge Road:** A road running vertically along the right side of the plan.
- Buildings:** Numbered 1 through 26. Buildings 1, 2, 3, 6, 7, 9, 10, 11, 12, 13, 16, 17, 18, 21, 22, and 23 are yellow. Building 19 is blue. Building 24 is a large blue rectangle. Building 25 is a small yellow rectangle. Building 26 is a small yellow rectangle.
- Parking Lots:** Multiple parking areas are shown, including a large lot between buildings 1-13 and 16-24, and several smaller lots around buildings 25 and 26.
- Landmarks:** A McDonald's logo is visible near building 26. A Dunkin' logo is visible near building 25. A UPS Store logo is visible near building 19.
- Other Features:** A "ME Massage Envy" sign is visible near building 24. A "Patient First" sign is visible near building 26. A "WALKWAY TO THIRD LEVEL" is indicated near building 1.



**TACKETT'S MILL | 2205 OLD BRIDGE ROAD, LAKE RIDGE, VA**

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