Dillingham Square

Lake Ridge, VA

1,200 - 3,600 SF available

RAPPAPORT
CULTIVATING PLACES®

Lake Ridge

Virginia

- Rare, highly sought-after 3,600 SF double drive-thru opportunity ideally positioned for convenience and efficient service in a prime location
- Anchored by Food Lion and Gold's Gym, with prominent dining and services like Water's End Brewery and INOVA Health Care
- One-stop-shop experience fostered by a strong mix of tenants offering essential retail together with lifestyle services

2025 Demographics

	1 mi.	3 mi.	5 mi.
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		

Area Retailers

FOOD LION · GOLD'S GYM · DOLLAR TREE · goldfish swim school · Inova · MATTRESS FIRM

The Area

- Immersed in a high-density residential community with a population of 79,684 people within a 3-mile radius
- Easy access by I-95 and Route 123, a primary commuting route into the heart of Lake Ridge, driving higher foot traffic contributing to retail success
- High visibility and accessibility driven by the center's strategic location at the intersection of Old Bridge Road, Dillingham Square, and Smoketown Road

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Site Plan

1,200 - 3,600 SF available

● Space Available

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Tenant List

Space #	Sq. Ft.	Tenant
1	4,822	Mattress Firm
1A	1,610	Bangkok Thai
2	2,376	Chili on Top Tacos
3	1,610	Available
4	1,600	Pizza Hut
5	4,500	School & Office Annex
7	2,700	Available
9	2,385	Available
11	2,815	Wild Bird Centers
12	26,329	Gold's Gym
15	2,000	Michael's Flowers
16	1,600	Tropical Smoothie Cafe
17	3,200	Navy Federal Credit Union
18	1,200	Hangry Joe’s
19	3,200	House of Chou
20	5,520	U.S. Tae Kwon Do College (B)
21	3,000	Sushi Bae
22	6,000	Inova Health Care Services

Space #	Sq. Ft.	Tenant
23	3,000	Pet Nutrition Center
24	1,800	T-Mobile
25	1,800	Festival Cleaners
26	2,518	Lake Ridge Vision
27	3,200	PT Solutions
28	45,250	Food Lion
29	7,500	Gymnastics World
31	8,000	Dollar Tree
32A	8,000	Connection Church
32B	4,800	Precious Lambs
33	3,980	Dr. Marvette E. Thomas
34	2,400	H&R Block Eastern Enterprises, Inc
35	1,200	Available
36	1,200	K Barber
37	2,000	Stemtree Education Center
38	1,200	Cravings Cupcakery
39	4,000	Linda's Ballet
40	1,200	Nail Design

Space #	Sq. Ft.	Tenant
41	3,600	Huntington Learning Center
42	4,090	A-1 Cycling
43	3,600	Available
44	3,408	Water's End Brewery
45	8,530	Brittany's Sports Bar
46	4,450	TRUIST
47A	6,439	Goldfish Swim School
47B	1,735	Paisano's
49	1,850	Mathnasium
51	750	The Country Cobbler
52	1,900	Dairy Queen
53	2,939	Inova - Go Health Urgent Care
54	2,560	Palm Beach Tan
55	2,872	Hand & Stone Massage and Facial Spa
56	2,000	Cuppi Coffee
57	4,872	Salon Plaza

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