



RENAUD
CONSULTING
 COMMERCIAL REAL ESTATE

Lake Ridge Commons

12445 Hedges Run Drive, Woodbridge, VA 22192

Retail Space For Lease



Quick Facts

PROJECT SIZE

74,267

AVAILABILITY

1,090 SF
 1,388 SF

DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMPL

	POPULATION	AVG. INCOME	DAYTIME EMPL
1 mile	19,245	\$105,965	2,730
3 mile	84,276	\$126,491	22,283
5 mile	217,771	\$131,024	54,004

Kamron Izadi

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Located in Woodbridge, VA, Lake Ridge Commons is a 74,367 SF neighborhood shopping center. Anchored by a Giant Food serving over 80,000 people within a 3-mile radius and situated at the corner of Old Bridge Rd, and Hedges Run Dr. Lake Ridge, offers tenants the opportunity to be in a highly-trafficked center that is the cornerstone of the local community.

[Click For Street View](#)



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Leasing Plan

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Tenants

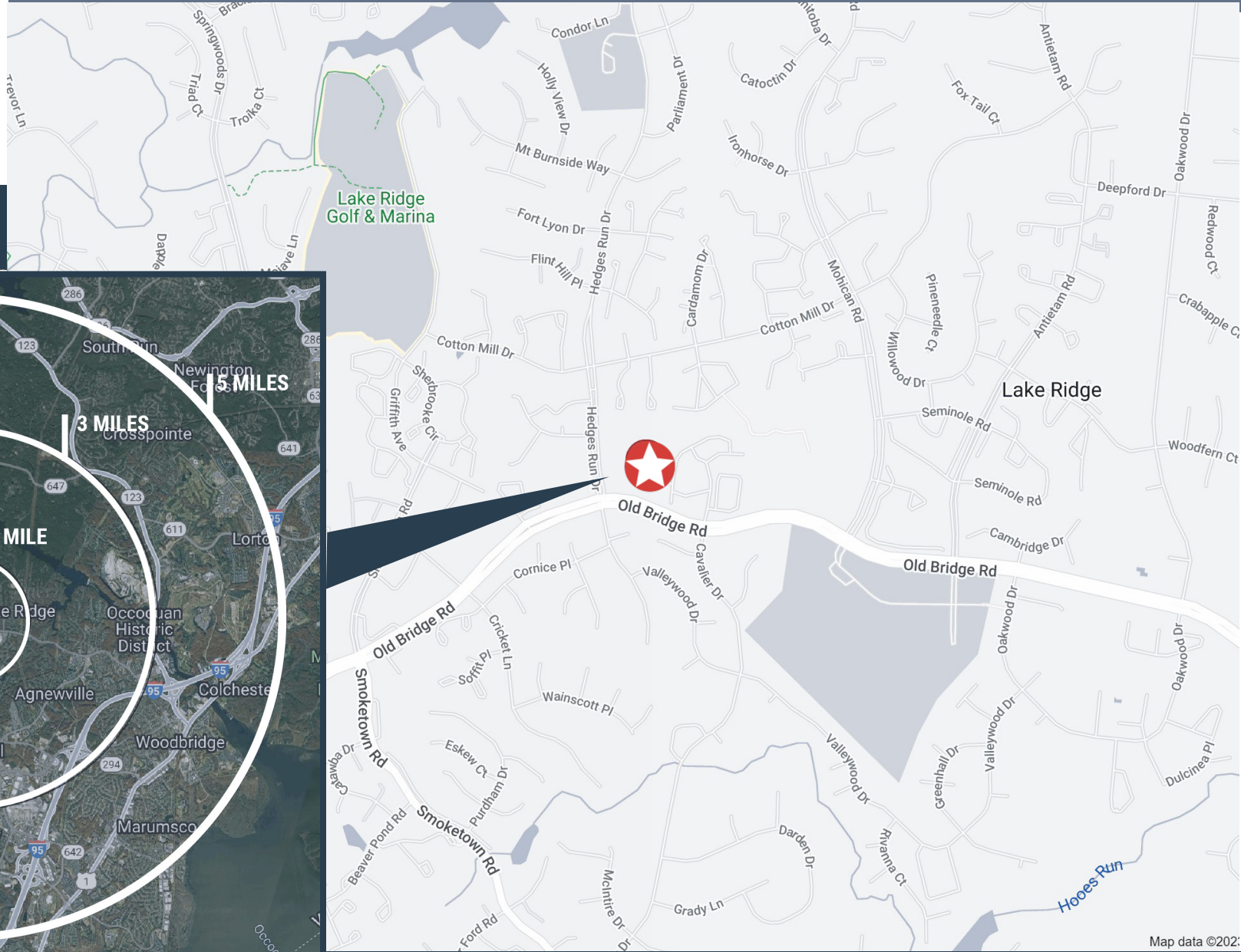
Unit	Tenant	SF
10	Available	1,090
20-30	YogaSix	2,080
40	Asanka	2,724
50	PayMore Electronics	1,462
60	Viviab Nail & Spa	4,188
70	Lake Ridge Barber Shop	1,397
80	Hunan Garden	1,752
90	Family Dentistry	2,408
100	Giant	52,706
110	Available	1,388
130	Banfield Pet Hospital	3,172
	Total	74,267



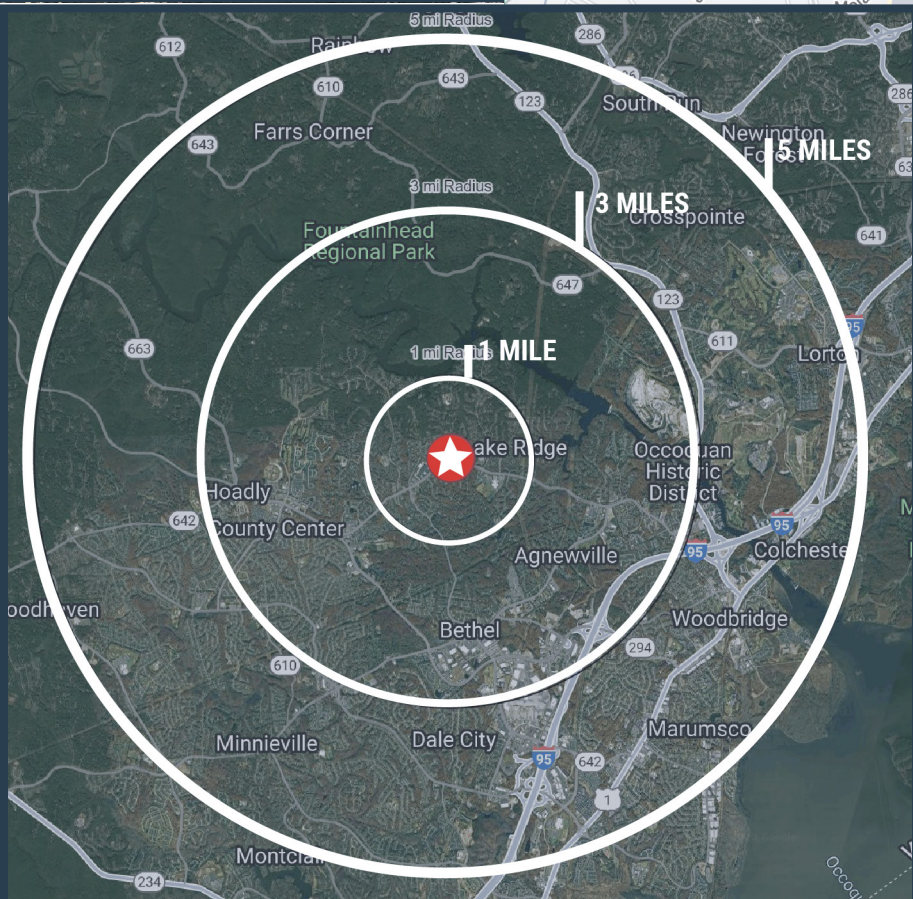


Location Map

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Radius Map





Competitive Map

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In The Area

NEARBY RETAILERS

- The UPS Store
- AutoZone
- Walgreens
- Dunkin' Donuts
- Kung Fu Tea
- Safeway
- 7 Eleven
- Food Lion
- Smoothie King
- T-Mobile
- Pizza Hut
- Panera
- Dollar Tree

