

LAKE RIDGE COMMONS

12445 Hedges Run Drive, Woodbridge, VA 22192
TOTAL GLA: 74,367

BRIEF DESCRIPTION

Lake Ridge Commons is a 74,367 square foot neighborhood shopping center, anchored by Giant, located 20 miles southwest of Washington D.C in the affluent suburb of Woodbridge, Virginia. Situated at the corner of Old Bridge Road and Hedges Run Drive, Giant has operated at this location since construction in 1987 and serves over 80,000 residents within a three-mile radius.



DEMOGRAPHICS

2025 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	19,136	6,876	\$139,304
3-Mile	84,115	28,469	\$157,886
5-Mile	218,111	71,996	\$160,729

TRAFFIC COUNTS

Total	33,000
Old Bridge Road	33,000

PROPERTY HIGHLIGHTS

BULLET POINTS

- County: Prince William
- Type: Retail
- Year Built: 1987
- Metro Area: Washington, D.C.

CONTACTS

LEASING

Chris Gardyas
Chris.Gardyas@ShopOne.com
646.893.0037

LEASING TEAM

leasing@ShopOne.com
567.361.1111

LAKE RIDGE COMMONS

12445 Hedges Run Drive, Woodbridge, VA 22192

TOTAL GLA: 74,367



SUITE	GLA	TENANT
010	1,090	Jet's Pizza
020-030	2,080	YogaSix
040	2,724	Asanka
050	1,462	Paymore
060	4,188	Vivian Nail Bar & Spa
070	1,397	Lake Ridge Barber Shop
080	1,752	Hunan Garden
090	2,408	Family Dentistry
100	52,706	Giant
110	1,388	Buffalo Wild Wings GO
130	3,172	Banfield Pet Hospital