

## 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

2026 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

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### LEASING TEAM

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SUITE	GLA	TENANT
12419	1,090	Jet's Pizza
12423	2,080	YogaSix
12425	2,724	Asanka
12427	1,462	Paymore
12429	4,188	Vivian Nail Bar & Spa
12435	1,397	Lake Ridge Barber Shop
12437	1,752	Hunan Garden
12439	2,408	Family Dentistry
12445	52,706	Giant
12447	1,388	Buffalo Wild Wings GO
12449	3,172	Banfield Pet Hospital