

LAKE SIDE CAFE AT TACKETT'S MILL

LAKE RIDGE, VA

RAPPAPORT



LAKESIDE CAFE AT TACKETT'S MILL

LAKE RIDGE, VA

- | 2,500 SF fully built out and equipped second-generation lakeside café opportunity in flourishing Lake Ridge
- | Prominently positioned mixed-use shopping center along bustling Old Bridge Road
- | Easily accessible with ample surface parking and multiple curb cuts
- | Surrounded by dense daytime and residential populations with household incomes upwards of \$94,000 within five miles

DEMOGRAPHICS 2019

	1 MILE	3 MILES	5 MILES
 POPULATION	15,041	89,284	223,191
 DAYTIME POPULATION	2,505	35,697	60,144
 HOUSEHOLD INCOME	\$110,713	\$109,847	\$126,213
 TRAFFIC COUNTS	40,000 on Old Bridge Road		

CO-TENANTS

petvalu
your pet - your store



ME Massage Envy

SAFEWAY



LAKE SIDE CAFE AT TACKETT'S MILL

LAKE RIDGE, VA



708 HOUSING UNITS
2,105 TOTAL POPULATION

TACKETT'S MILL
SHOPPING CENTER

SAFeway petvalu
DUNKIN' DONUTS Massage Envy SPA



LAKE SIDE CAFE
AT TACKETT'S MILL

OLD BRIDGE ROAD 40,000 VPD

HARBOR DRIVE

MINNIEVILLE ROAD



1,984 HOUSING UNITS
4,937 TOTAL POPULATION

LAKESIDE CAFE AT TACKETT'S MILL
LAKE RIDGE, VA

OLD BRIDGE ROAD 40,000 VPD



MINNIEVILLE ROAD

HARBOR DRIVE

TACKETT'S MILL DRIVE

**TACKETT'S MILL
SHOPPING CENTER**

SAFEWAY  **petvalu**
your pet • your store

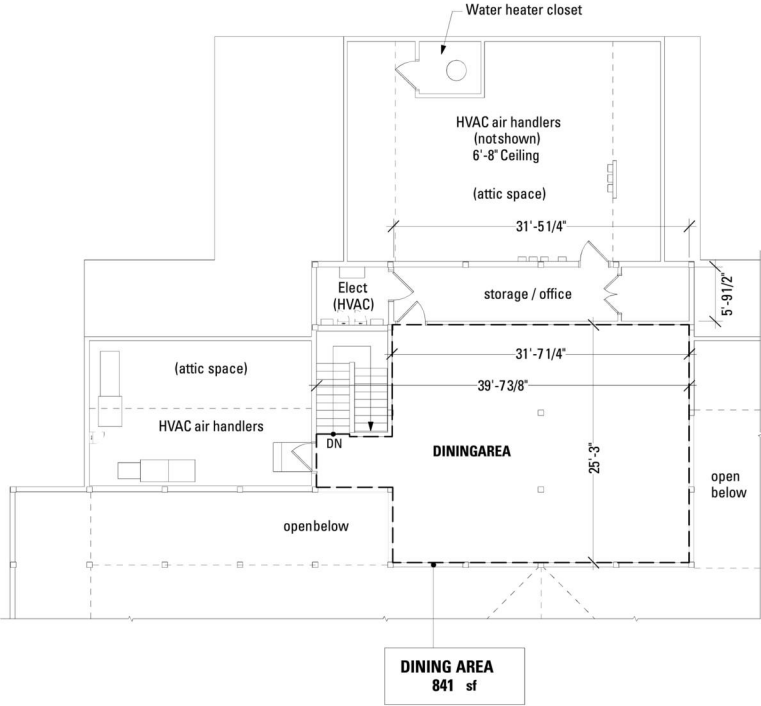
 **DUNKIN' DONUTS**  **Massage Envy**
SPA



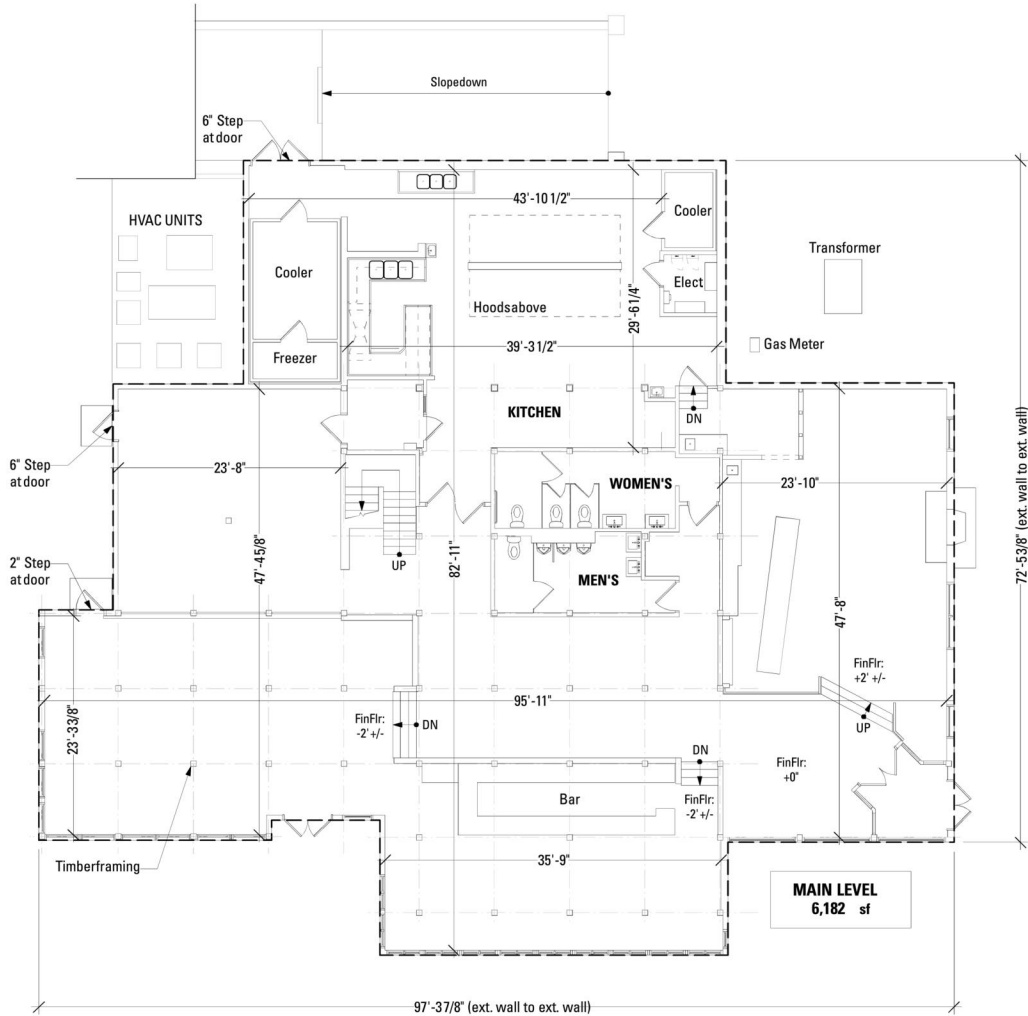
**LAKESIDE CAFE
AT TACKETT'S MILL**

SITE PLAN
LAKESIDE CAFE AT TACKETT'S MILL | LAKE RIDGE, VA

UPPER LEVEL

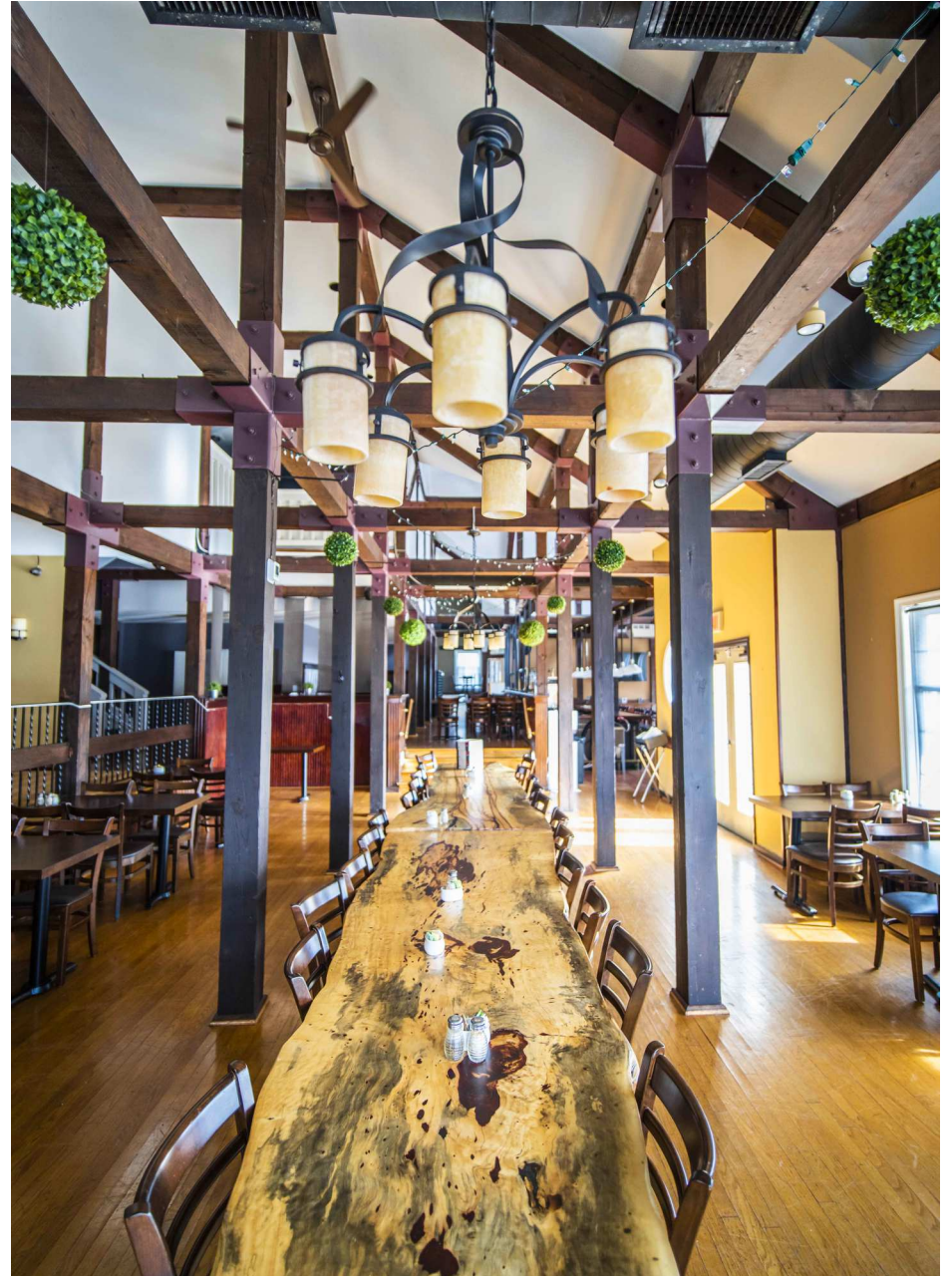


MAIN LEVEL



LAKESIDE CAFE AT TACKETT'S MILL

LAKE RIDGE, VA



RAPPAPORT

LAKESIDE CAFE AT TACKETT'S MILL | 2205 OLD BRIDGE ROAD, LAKE RIDGE, VA

Christian Kingston | ckingston@rappaportco.com | 571.382.1255

rappaportco.com