

RAPPAPORT

TACKETT'S MILL CENTER
Lake Ridge, Virginia

2,500 SF Available



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TACKETT'S MILL CENTER FACTS-AT-A-GLANCE

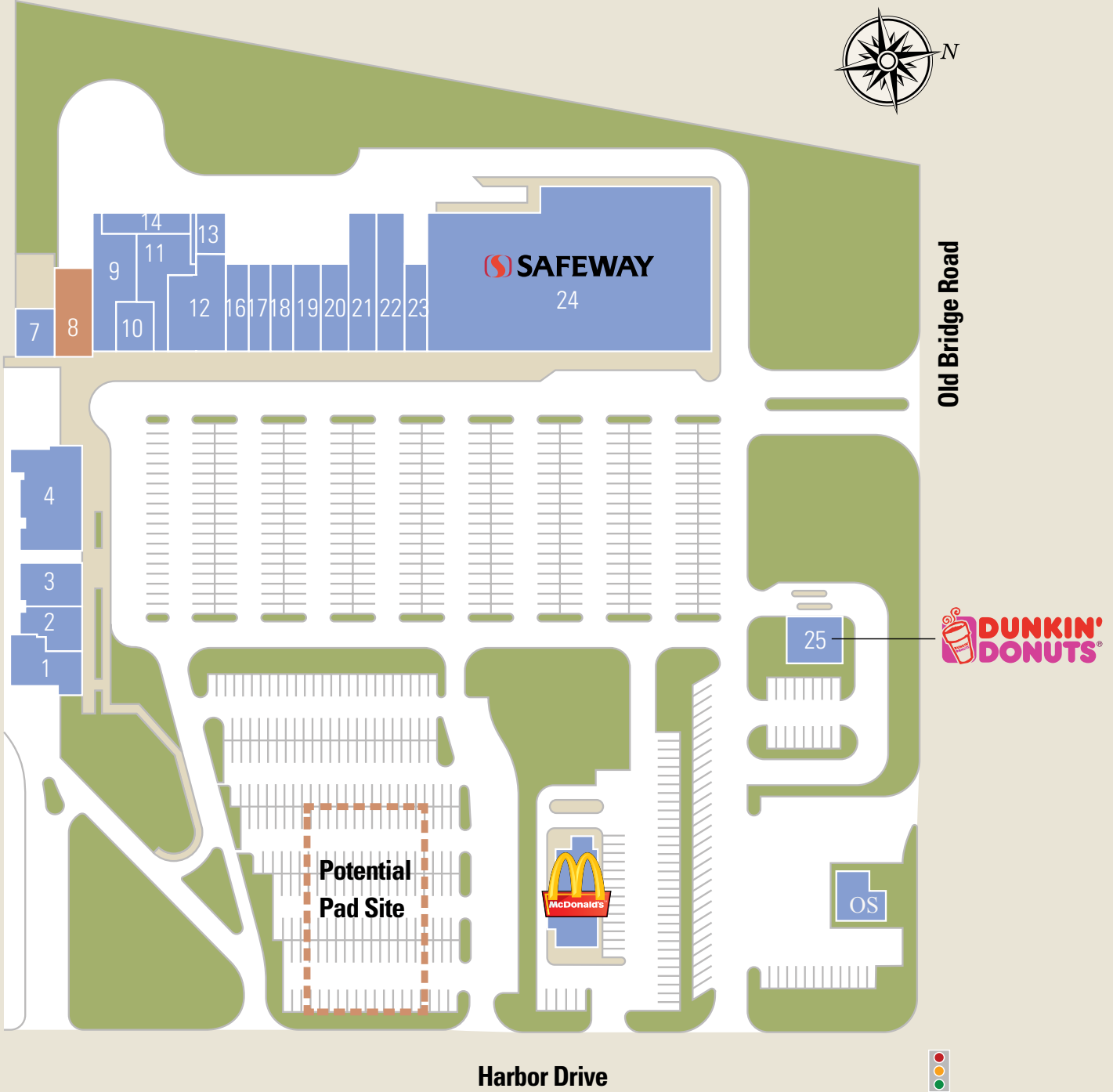
- A 157-991-square-foot mixed-use center that includes retail and office space
- Strategically located at the intersection of Old Bridge Road and Harbour Drive in Lake Ridge
- Features signalized access with ample surface parking
- Surrounded by a dense residential population of more than 202,485 residents within a 5-mile radius
- Co-tenants include Safeway, Dunkin' Donuts and a new Massage Envy

DEMOGRAPHICS (2016)	1 MILE	3 MILES	5 MILES
POPULATION	14,580	87,387	215,351
AVG HH INCOME	\$104,573	\$108,417	\$120,115
EMPLOYEES	3,951	30,354	64,690

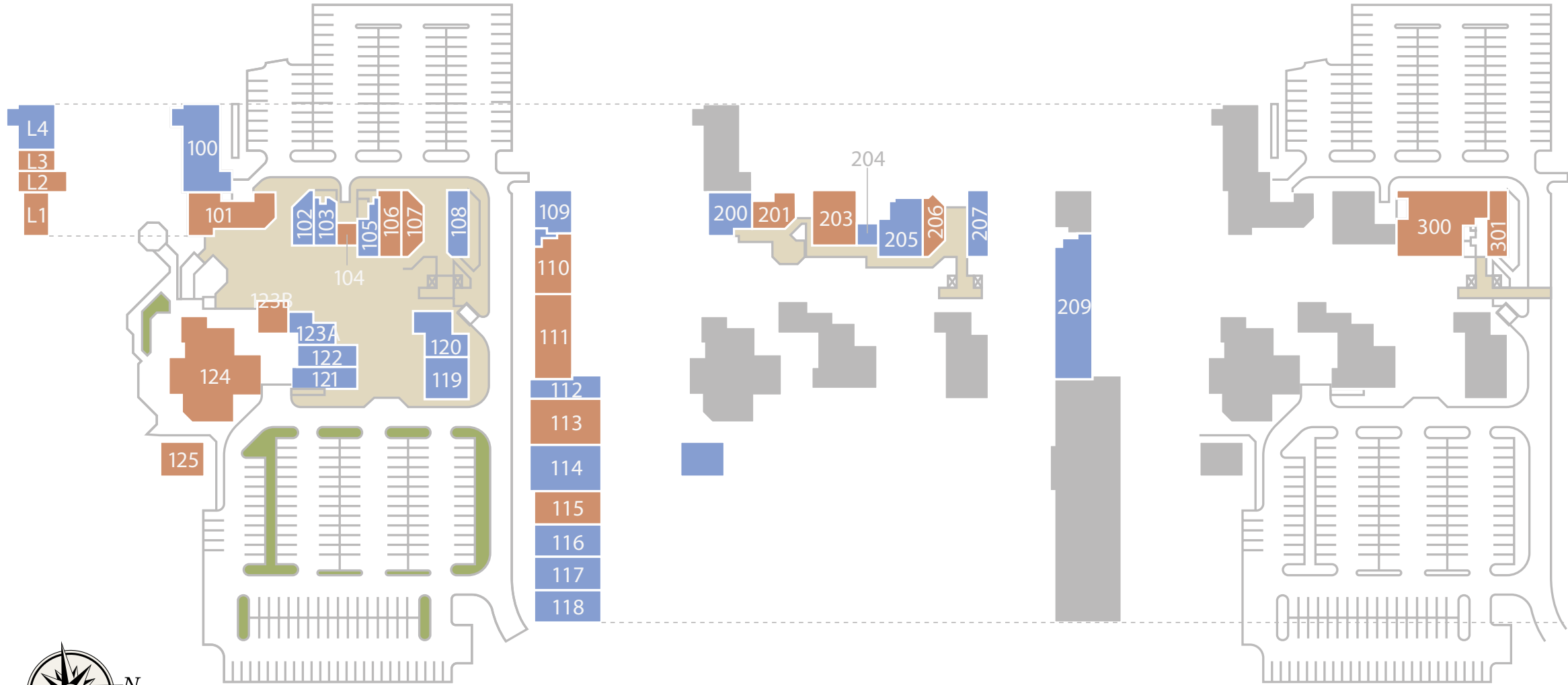




Space	Sq. Ft.	Tenant Name
1	2,200	Select Realty Service
2	2,331	Lake Ridge Florist
3	2,343	Murray, May & Hettler, O.D.
4	6,085	Chrome Hair Design
7	1,398	9 Round Kickboxing
8	2,662	Available
9	3,500	Lake Ridge Library
10	1,500	Tackett's Mill Barber Shop
11	3,500	Woodbridge Academy of Dance
12	3,463	Pet Valu
13	490	Storage
14	1,500	Landlord Storage
16	1,600	Nails & Tan (NT Salon)
17	1,600	Lake Ridge Pizzeria
18	1,600	ClassicTravel
19	2,000	Virginia ABC
20	2,000	Curves
21	3,010	Edgemoor Art Studio
22	3,124	Massage Envy
23	1,600	Layla's Lebanese Restaurant
24	36,760	Safeway
25	2,250	Dunkin Donuts
26	6,995	Patient First



TACKETT'S MILL CENTER South Portion



First Floor

Second Floor

Third Floor

Space	Sq . Ft.	Tenant Name
L1	986	Available
L2	905	Available
L3	631	Available
L4	1,575	The Maids
100	3,126	After the Fall
101	2,533	Available
102	955	Prince William Conservation Alliance
103	615	Virginia Youth Soccer Association
104	800	Available
105	842	RTD,Inc.
106	1,025	Available
107	1,100	Available
108	1,191	Panda Chinese Restaurant
109	2,260	Christ Pentacostal Church

Space	Sq . Ft.	Tenant Name
110	1,781	Available
111	3,124	Available
112	2,565	Management Office
113	2,810	Available
114	2,947	RGS Title
115	1,941	Available
116	1,941	Edgemoor Art Studio
117	1,636	Kumon Math & Reading of Woodbridge
118	1,581	Circle Sewing Centers
119	1,600	Smith & Fisher
120	1,490	State Farm - Setliff Insurance Agency
121	1,107	Slender Spa
122	1,075	BMK Engineering

Space	Sq . Ft.	Tenant Name
123A	812	Pediatric Achievements
123B	1,007	Available
124	7,021	Available
125	2,470	Available
200	1,494	Joel Braunfeld DDS, PC
201	1,156	Available
203	2,045	Available
205	1,880	Pr. William County Board of Supervisors
206	898	Available
207	1,200	Benjamin's Counseling Center
209	2,549	Chrome Expansion
300	3,938	Available
301	1,113	Available