

POTOMAC FESTIVAL I

WOODBIDGE, VA

1,250 - 4,200 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



POTOMAC FESTIVAL I

WOODBIDGE, VA

- | Potomac Festival is a 337,649 SF power center located just off I-95 at the intersections of Telegraph Road, Potomac Mills Road and Opitz Boulevard
- | Highly visible center in the heart of the Potomac Mills shopping district
- | Benefit from strong household incomes and dense residential populations

DEMOGRAPHICS 2025

	1 MILE	3 MILES
 POPULATION	11,175	125,974
 DAYTIME POPULATION	17,910	94,598
 MEDIAN HOUSEHOLD INCOME	\$129,102	\$112,419
 TRAFFIC COUNTS	26,000 on Opitz Blvd at Gideon Drive	

CO-TENANTS



POTOMAC FESTIVAL I
WOODBIDGE, VA

**SENTARA NORTHERN VA
MEDICAL CENTER**
0.7 MILES FROM SITE
166 BEDS & 10,555 ANNUAL ADMISSIONS

CHASE

HAVERTYS

POTOMAC FESTIVAL II
 **BUFFALO WILD WINGS**
 **OUTBACK STEAKHOUSE**
 **BOB'S FURNITURE**



POTOMAC MILLS
 **COSTCO WHOLESALE**
 **bloomingdales**
the outlet store
 **amc**
 **NORDSTROM rack**
 **The Cheesecake Factory**




Bob Evans

OPITZ BOULEVARD 32K VPD

GIDEON DRIVE

POTOMAC MILLS RD



POTOMAC FESTIVAL



**PRINCE WILLIAM SQUARE
SHOPPING CENTER**
 **ROSS DRESS FOR LESS**
 **JOANN**
 **SUBWAY**
 **MOM's Organic Market**
 **RED WING SHOES**

SITE PLAN

POTOMAC FESTIVAL I | WOODBRIDGE, VA

1,250 - 4,200 SF AVAILABLE



TENANT LIST

POTOMAC FESTIVAL I | WOODBRIDGE, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
01	9,300	Texas Roadhouse	18	2,096	Best TKD	37	3,000	Apple Federal Credit Union
02	2,673	Water's End Brewery	19A	3,997	Tasty Crab	38	1,400	Kumon Learning Center
03	10,012	David's Bridal	19B	5,177	Z&R Furniture	39	1,962	Available
05	29,761	Saver's	20	26,288	Staples	40	5,500	Charbroil Grill
06	3,600	Vietnam75	22	8,640	Consulate of El Salvador	41	6,109	Noah's Ark Veterinary Hospital
07	1,075	Perfect Eyebrows	23	2,800	Bricks & Minifigs	41B	1,523	Available
08	9,685	ABA Centers of America	24	4,200	Available	42	4,340	Salon Plaza
10	2,602	The Natural Grocer	25	10,200	Swimkids Swim School	42A	1,250	Available
11	1,200	Enterprise Rent-A-Car	26	35,402	Sky Zone	43	3,025	Hot Chkn Ktchn
12	1,800	Paisano's	27	3,100	ooh soo korean	44	3,564	Chase Bank
13	1,600	Available	29	2,250	Cafe Miki	45	3,581	Tous Les Jours
14	1,700	Pure Barre	31	5,000	Lifetime Dental Care PLLC	46	5,794	Beauty 4U
15	2,793	MyEyeDr.	32	3,400	Music & Arts	47	4,600	Mattress Firm
16	1,800	Lifetime Dental Care PLLC	33	3,400	CosmoProf			
17	1,800	Royal Nails and Day Spa	34	7,650	Sakura Japanese Restaurant			

POTOMAC FESTIVAL I
WOODBRIDGE, VA





POTOMAC FESTIVAL I | 14497 POTOMAC MILLS RD, WOODBRIDGE, VA

Greg Hull | ghull@rappaportco.com | 571.382.1221

Akiel Pyant | apyant@rappaportco.com | 571.382.1205

rappaportco.com