

# PORT POTOMAC

WOODBIDGE, VA  
FULLY LEASED







# PORT POTOMAC

## WOODBIDGE, VA

- | New retail center now open in highly underserved part of Route 1 in Woodbridge
- | Highly accessible from Route 1 and situated in a dense residential community
- | Located half a mile from the Prince William Police Station and The Prince William County Social Services Department

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	18,171	90,346	181,475
 DAYTIME POPULATION	2,439	18,819	45,703
 HOUSEHOLD INCOME	\$121,358	\$135,876	\$127,809
 TRAFFIC COUNTS	40,000 on Route 1		

### AREA RETAILERS



**PORT POTOMAC  
WOODBIDGE, VA**

**SMOKETOWN PLAZA**



**POTOMAC FESTIVAL**



**ASHDALE PLAZA**



**STONEBRIDGE AT POTOMAC TOWN CENTER**



**FEATHERSTONE SHOPPING CENTER**



**PORT POTOMAC**



JEFFERSON DAVIS HIGHWAY

JEFFERSON DAVIS HIGHWAY



**SITE PLAN**  
PORT POTOMAC | WOODBRIDGE, VA

**JEFFERSON DAVIS HIGHWAY | 40,000 VPD**

**CELESTIAL DRIVE**



*Crème de la Crème*  
Making The Most Of Your Child's Early Years



**PORT POTOMAC | NAVIGATION DR, WOODBRIDGE, VA**

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