

PORT POTOMAC

WOODBIDGE, VA

FULLY LEASED

RAPPAPORT
CULTIVATING PLACES







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 2025

	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

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

Christian Kingston | ckingston@rappaportco.com | 571.382.1255

rappaportco.com