

POTOMAC FESTIVAL II

WOODBIDGE, VA
1,620 SF AVAILABLE





RAPPAPORT
CULTIVATING PLACES



POTOMAC FESTIVAL II
WOODBRIIDGE, 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
- Benefits from strong household incomes and dense populations
- Great cross shopping opportunity from Swimkids and SkyZone Trampoline Park
- Popular co-tenants include Buffalo Wild Wings and Outback Steakhouse

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	7,399	118,804	232,814
 DAYTIME POPULATION	16,197	94,994	175,795
 HOUSEHOLD INCOME	\$118,682	\$113,311	\$123,490
 TRAFFIC COUNTS	26,000 on Opitz Blvd at Gideon Drive		

CO-TENANTS



POTOMAC FESTIVAL II
WOODBIDGE, VA

Stratford
UNIVERSITY

Pier 1 imports®



POTOMAC MILLS

AMC THEATRES
sears
NORDSTROM rack
COSTCO WHOLESALE
The Cheesecake Factory



Toys R Us

HAVERTYS



POTOMAC FESTIVAL II



POTOMAC FESTIVAL



Best Western

POTOMAC MILLS RD

OPTIZ BOULEVARD - 32K VPD

GIDEON DRIVE

Bob Evans
FARMS®

PRINCE WILLIAM SQUARE
SHOPPING CENTER

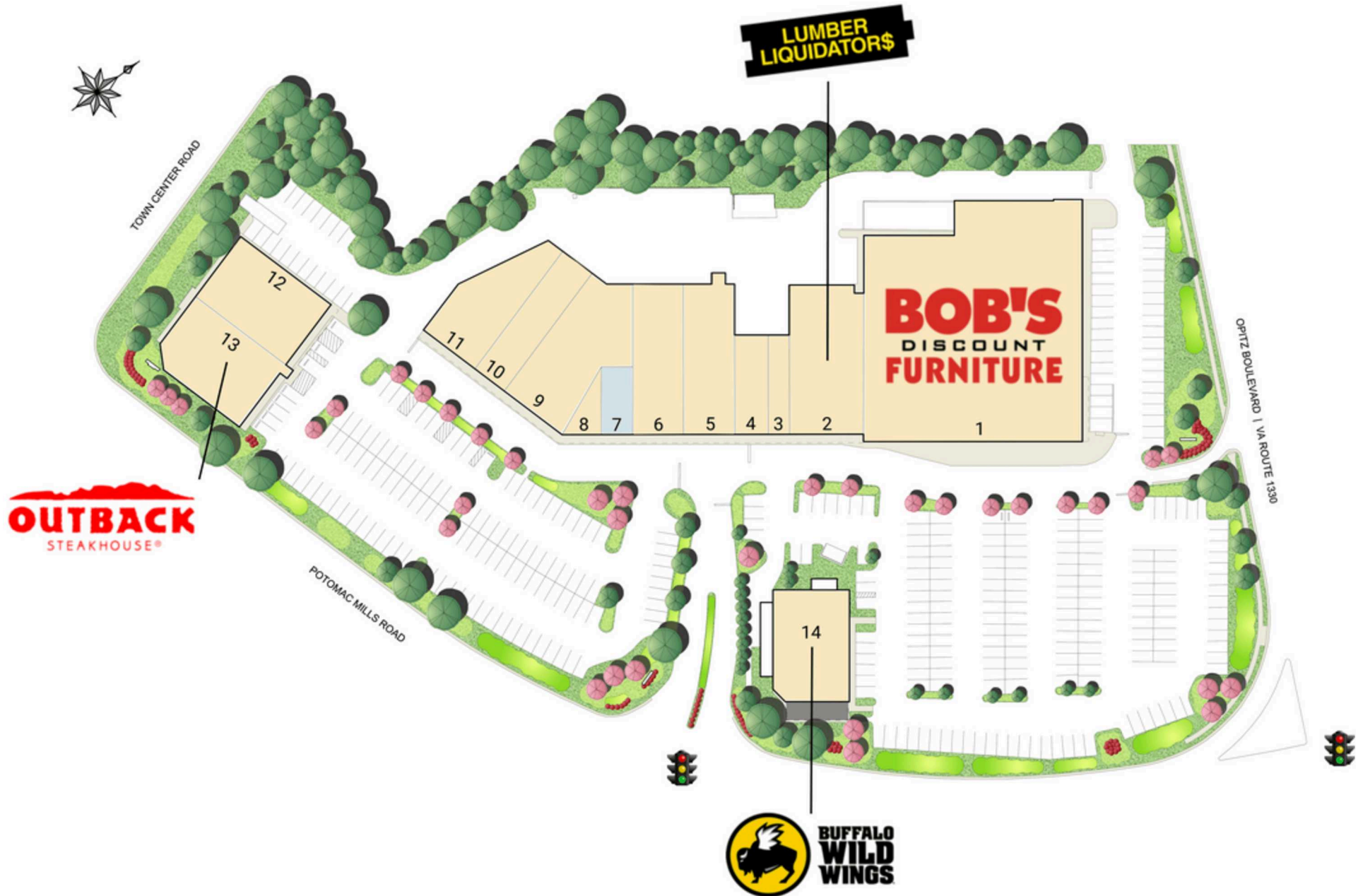


COMFORT SUITES

SITE PLAN

POTOMAC FESTIVAL II | WOODBRIDGE, VA

1,620 SF AVAILABLE



TENANT LIST

POTOMAC FESTIVAL II | WOODBRIDGE, VA

#	SQ. FT	MERCHANT
---	--------	----------

1	31,790	Bob's Discount Furniture
2	7,160	Lumber Liquidators
3	1,200	Pompadour Hair Salon
4	2,400	Select Physical Therapy
5	3,441	Viet Chopsticks Restaurant

#	SQ. FT	MERCHANT
---	--------	----------

6	5,520	Ibiza Day Spa
7	1,620	Available
8	938	Ku Tea
9	6,995	Virginia Lottery
10	3,913	Castro's Bakery

#	SQ. FT	MERCHANT
---	--------	----------

11	4,500	Woodbridge Soccer
12	4,238	Ronak Meela Global Kitchen
13	6,910	Outback Steakhouse
14	5,500	Buffalo Wild Wings



POTOMAC FESTIVAL II | 14466 POTOMAC MILLS ROAD, WOODBRIDGE, VA

Greg Hull | ghull@rappaportco.com | 571.382.1221

Akiel Pyant | apyant@rappaportco.com | 571.382.1205

rappaportco.com