

POTOMAC FESTIVAL II

WOODBIDGE, VA

1,620 - 7,160 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



POTOMAC FESTIVAL II

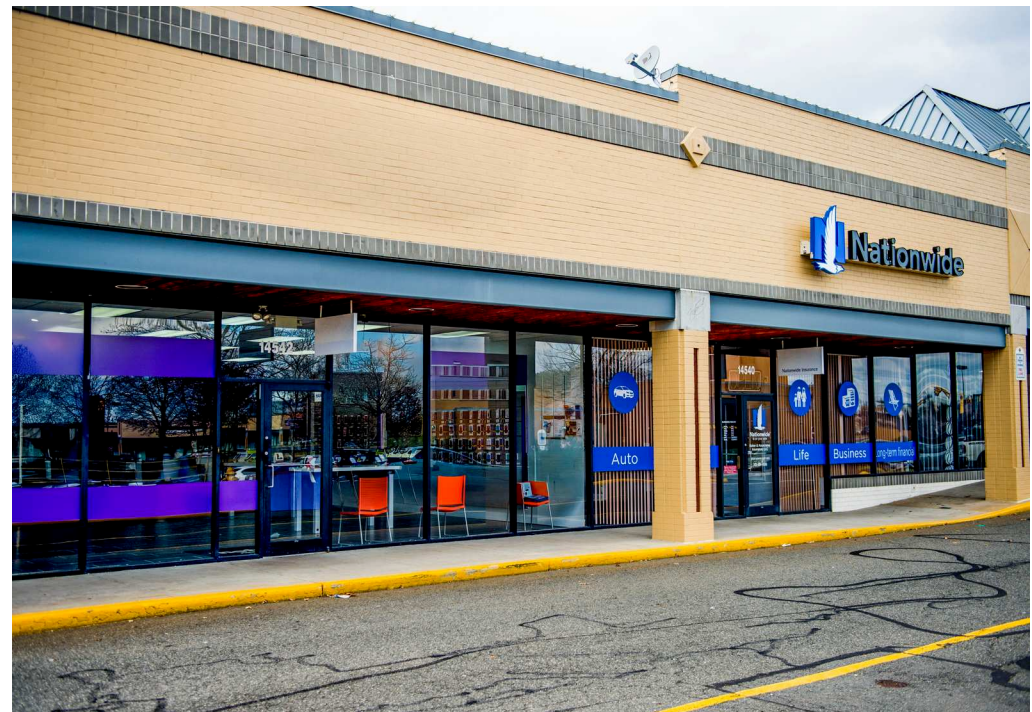
WOODBIDGE, VA

- 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
- 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 2025

	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



POTOMAC MILLS RD

OPTIZ BOULEVARD - 32K VPD

GIDEON DRIVE

Bob Evans
FARMS®

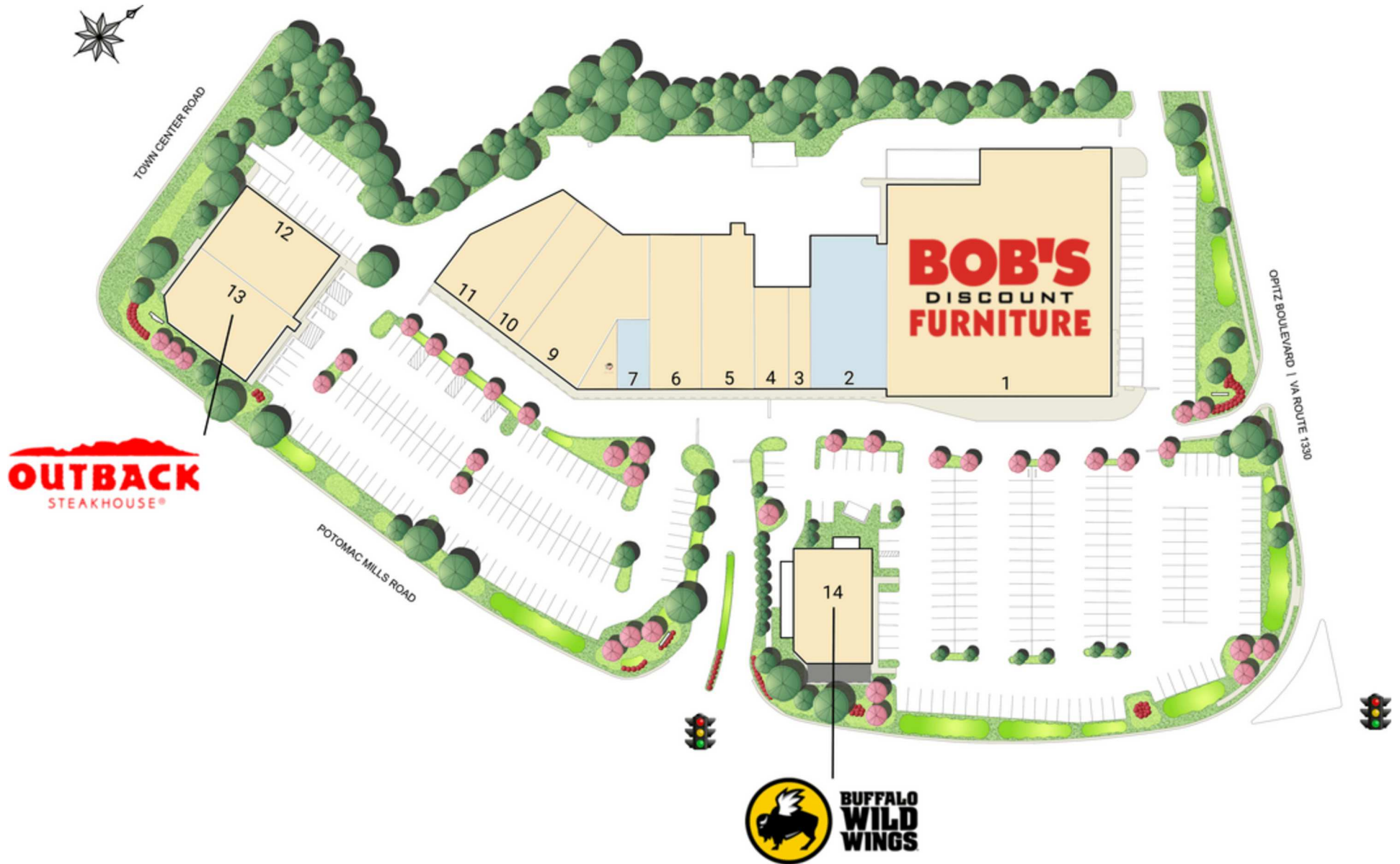
PRINCE WILLIAM SQUARE
SHOPPING CENTER



SITE PLAN

POTOMAC FESTIVAL II | WOODBRIDGE, VA

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TENANT LIST

POTOMAC FESTIVAL II | WOODBRIDGE, VA

#	SQ. FT	MERCHANT
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1	31,790	Bob's Discount Furniture
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2	7,160	Available
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3	1,200	Pompadour Hair Salon
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4	2,400	Select Physical Therapy
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5	3,441	Viet Chopsticks Restaurant
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#	SQ. FT	MERCHANT
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6	5,520	Ibiza Day Spa
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7	1,620	Available
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8	938	Ku Tea
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9	6,995	Virginia Lottery
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10	3,913	Castro's Bakery
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#	SQ. FT	MERCHANT
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11	4,500	Woodbridge Soccer
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12	4,238	Ronak Meela Global Kitchen
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13	6,910	Outback Steakhouse
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14	5,500	Buffalo Wild Wings
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POTOMAC FESTIVAL II | 14466 POTOMAC MILLS ROAD, WOODBRIDGE, VA

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