

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 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
WOODBRIDGE, VA

Stratford
UNIVERSITY

Pier 1 imports®

McDonald's

POTOMAC MILLS

AMC THEATRES
sears
NORDSTROM rack
COSTCO WHOLESALE
The Cheesecake Factory

TJ Maxx

pep's

Olive Garden
ITALIAN RESTAURANT

SILVER LINER
LOCAL FAMILY RESTAURANT

Toys R Us

HAVERTYS



POTOMAC FESTIVAL II

BUFFALO WILD WINGS

OUTBACK STEAKHOUSE®

POTOMAC FESTIVAL

STAPLES
Sakura
SwimKids
BON CHON
SWEETO BURRITO
DAVID'S BRIDAL
DAVIDSBRIDAL.COM
enterprise

Best Western

POTOMAC MILLS RD

OPTIZ BOULEVARD - 32K WPD

GIDEON DRIVE

Bob Evans FARMS®

COMFORT SUITES

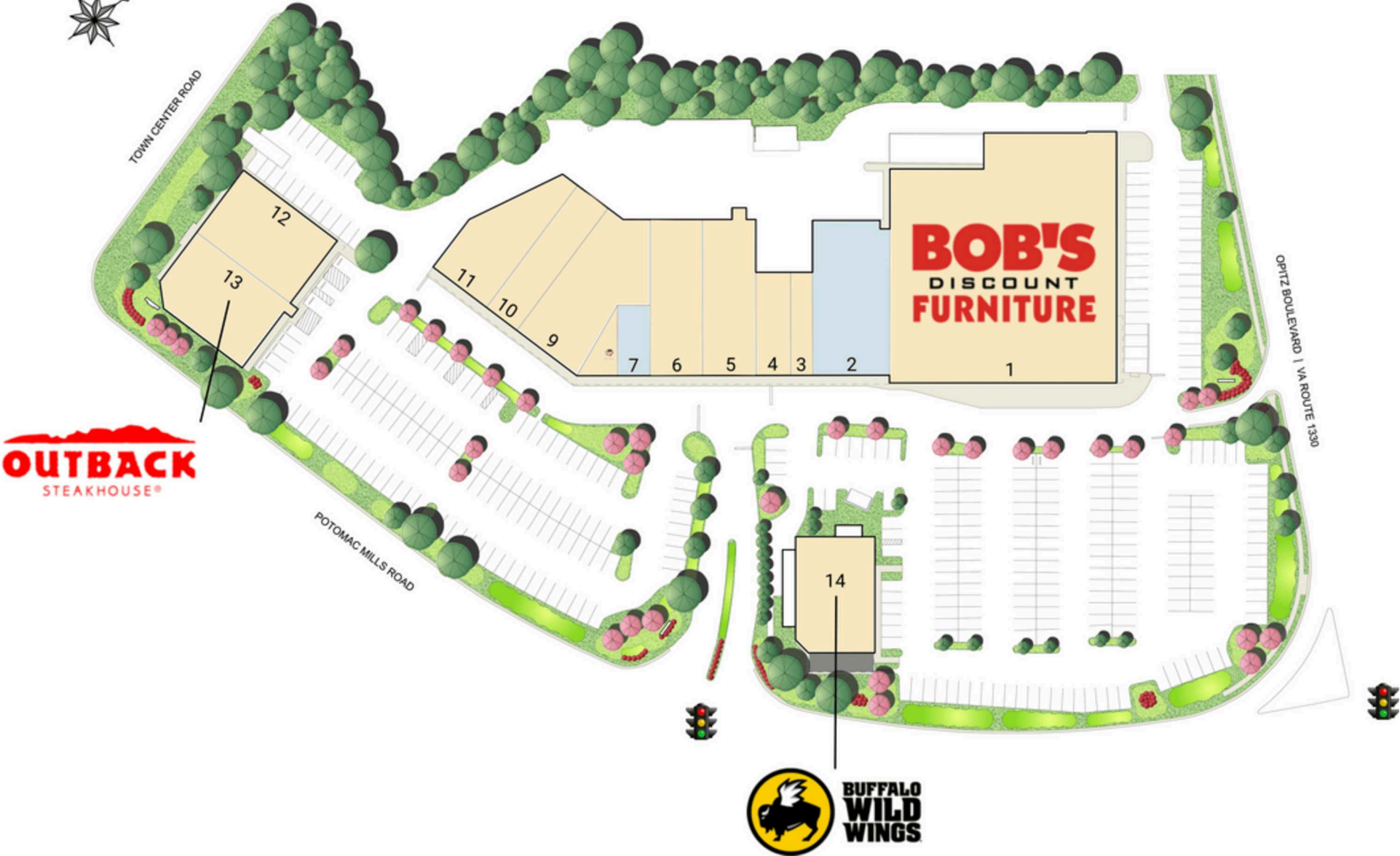
PRINCE WILLIAM SQUARE SHOPPING CENTER

SUBWAY
ROSS DRESS FOR LESS
MOM'S Organic Market
RED WING SHOES®
JOANN fabric and craft stores®

SITE PLAN

POTOMAC FESTIVAL II | WOODBRIDGE, VA

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TENANT LIST

POTOMAC FESTIVAL II | WOODBRIDGE, VA

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



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

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