

# POTOMAC FESTIVAL II

WOODBIDGE, VA

1,620 - 7,160 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 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**  
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 CUISINE

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

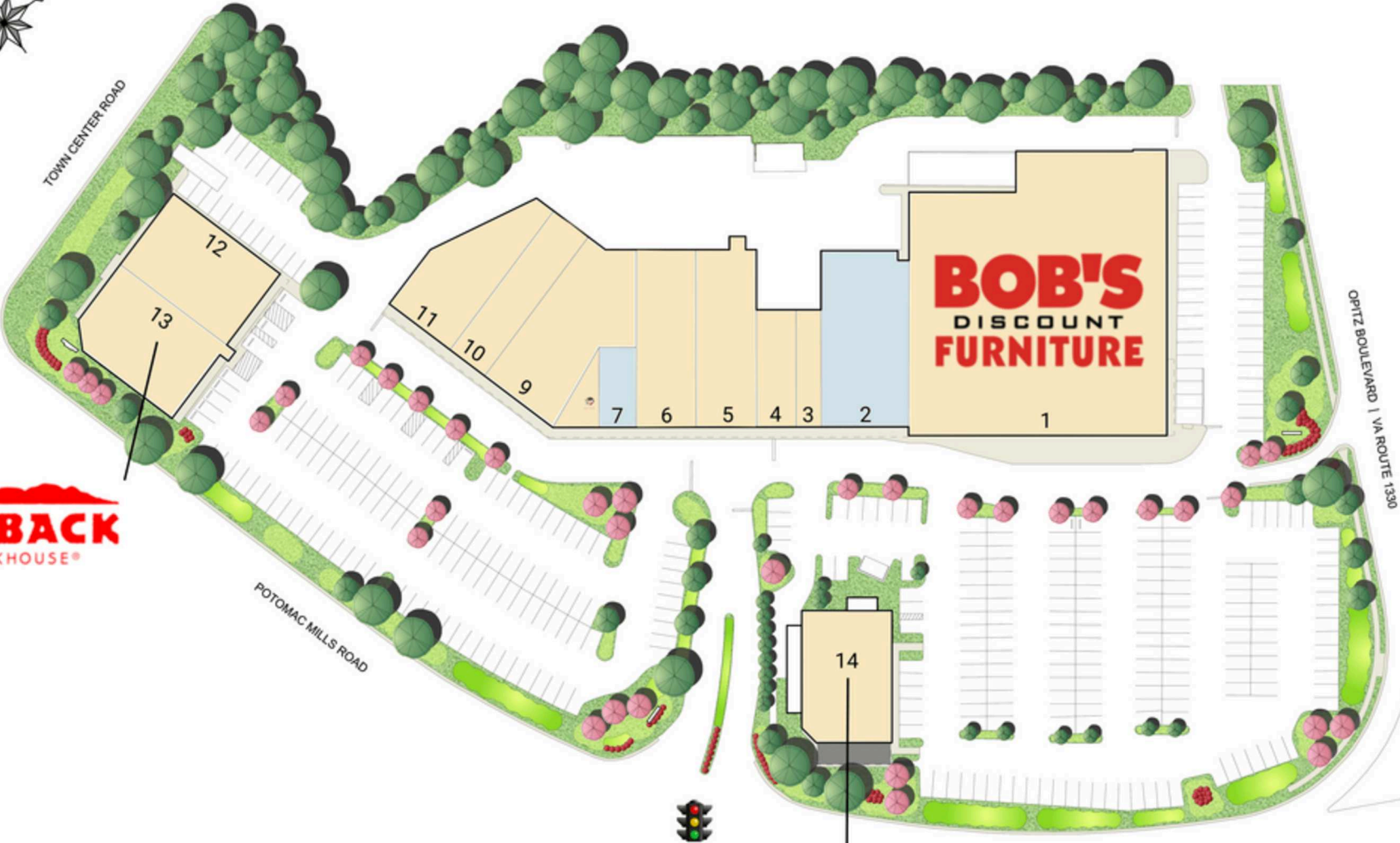
**PRINCE WILLIAM SQUARE  
SHOPPING CENTER**

SUBWAY  
ROSS DRESS FOR LESS  
MOM'S Organic Market  
RED WING SHOES®  
JO-ANN 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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