



Potomac Festival II

Woodbridge, VA

1,620 - 7,160 SF available

RAPPAPORT
CULTIVATING PLACES®

Woodbridge

Virginia

- 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



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	933	8,537	15,210
Daytime Population	1,339	3,183	4,876
Household Income	\$834,745	\$103,802	\$103,732
Traffic Counts	39,000 on Opitz Blvd		

Co-Tenants





Potomac Festival II

Site Plan

1,620 - 7,160 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	31,790	Bob's Discount Furniture
2	7,160	Available
3	1,200	Pompadour Hair Salon
4	2,400	Select Physical Therapy
5	3,441	Viet Chopsticks Restaurant

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
11	4,500	Woodbridge Soccer
12	4,238	Ronak Meela Global Kitchen
13	6,910	Outback Steakhouse
14	5,500	Buffalo Wild Wings

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