Potomac Festival II

Woodbridge, VA

1,620 - 7,160 SF available

RAPPAPORT
CULTIVATING PLACES®

Woodbridge

Virginia

- Potomac Festival I & II 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, Staples, and SkyZone Trampoline Park
- Popular co-tenants include Buffalo Wild Wings, Tous Les Jours 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	$83,475	$103,802	$103,732
Traffic Counts	39,000 on Opitz Blvd		

Area Retailers

BOB'S DISCOUNT FURNITURE
OUTBACK STEAKHOUSE®
BUFFALO WILD WINGS
KU-TEA
TOUS les JOURS
CHASE

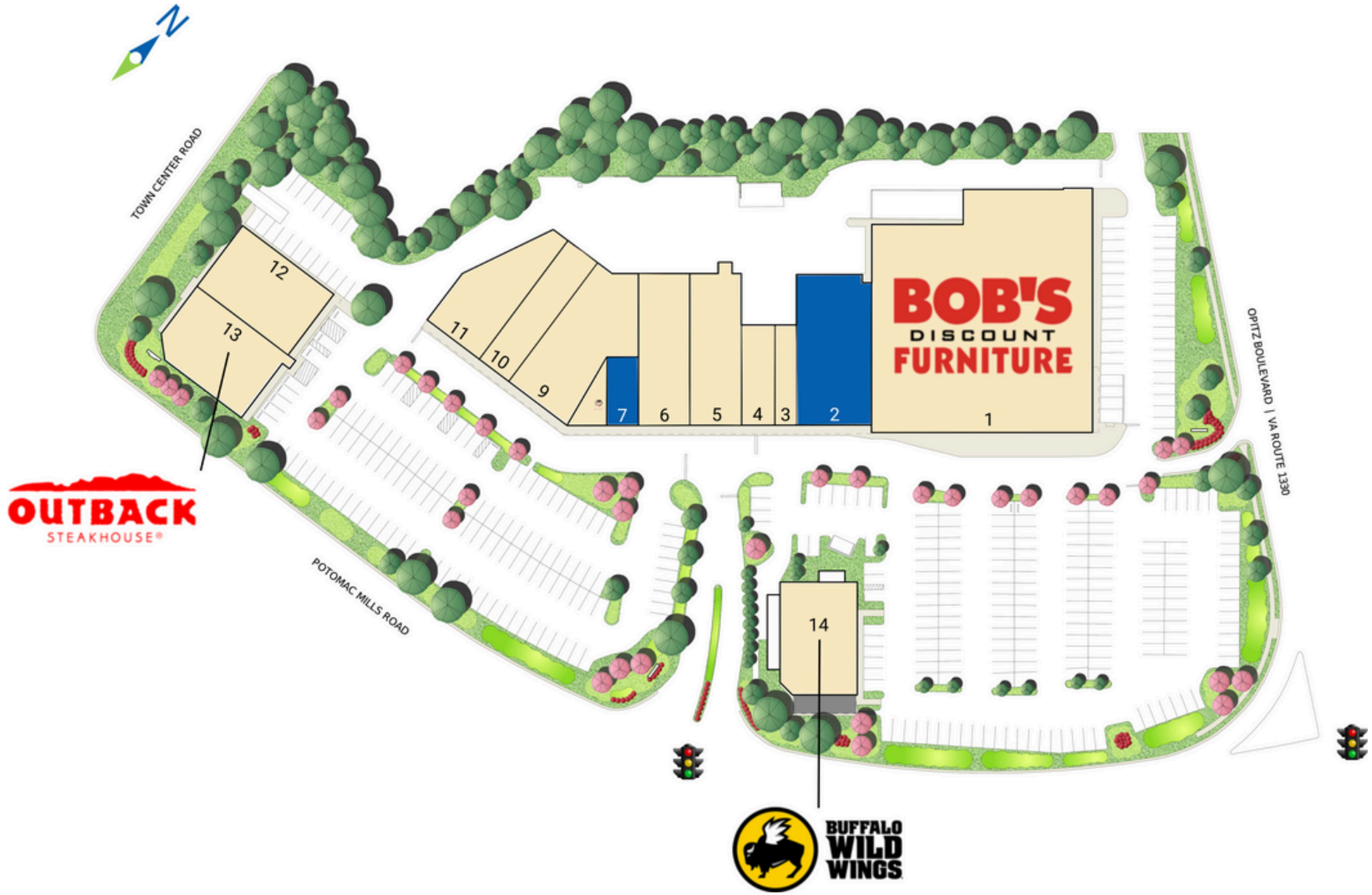
Potomac Festival II

RAPPAPORT CULTIVATING PLACES®

Site Plan

1,620 - 7,160 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
AREA01	-	Tous Les Jours
AREA02	-	Chase Bank
1	31,790	Bob's Discount Furniture
2	7,160	Available
3	1,200	Pompadour Hair Salon
4	2,400	Select Physical Therapy

Space #	Sq. Ft.	Tenant
5	3,441	Viet Chopsticks Restaurant
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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