



Potomac Festival II

Woodbridge, VA

1,620 SF available



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



2026 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

TOUS *les* JOURS

CHASE

BOB'S
DISCOUNT
FURNITURE



OUTBACK
STEAKHOUSE®





SMOKETOWN RD 34,000 VPD

ABC DUNKIN'

MOM MOM'S Organic Market

TJ-maxx

bloomingdale's

SEPHORA

NORDSTROM Rack

BURGER KING

SILVER Diner

Olive Garden

SKECHERS

GAP FACTORY

Foot Locker

COSTCO WHOLESALE

IKEA

POTOMAC MILLS MALL

7 ELEVEN

McDonald's

GIDEON DR 28,000 VPD

KAISER PERMANENTE

BIG LOTS!

INTERSTATE 95

I-95 178,000 VPD

POTOMAC HOSPITAL

Potomac Festival II

OPTIZ BLVD 39,000 VPD

CHASE

TEXAS

Dale City Animal Hospital

DAVID'S BRIDAL

savers

POTOMAC MILLS RD

KUMON

SAKURA JAPANESE STEAK SEAFOOD & SUSHI

STAPLES

myeyeDR

TELEGRAPH RD

TOWN CENTER RD

SKY ZONE TRAMPOLINE PARK

Potomac Festival I

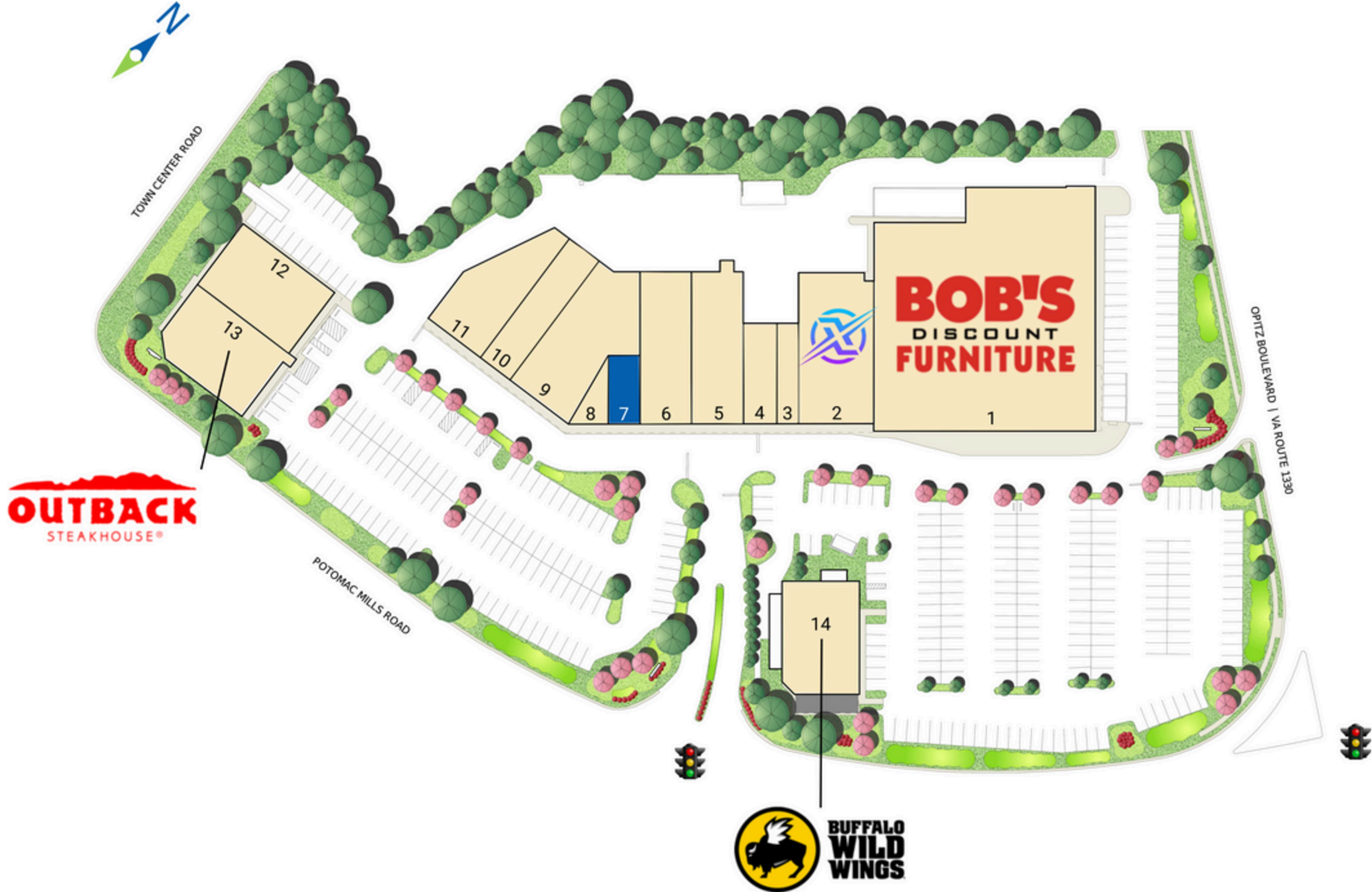
Potomac Festival II

RAPPAPORT CULTIVATING PLACES

Site Plan

1,620 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	31,790	Bob's Discount Furniture
2	7,160	InteractX
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	Risana 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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POTOMAC FESTIVAL II | 14466 POTOMAC MILLS ROAD, WOODBRIDGE, VA

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