

Potomac Festival I

Woodbridge, VA

1,400-5,794 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 residential populations





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

SKY ZONE TRAMPOLINE PARK
savers SHOP. REUSE. REIMAGINE.
Staples.
DAVID'S BRIDAL
ABA CENTERS OF AMERICA
TEXAS ROADHOUSE



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Site Plan

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● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
01	9,300	Texas Roadhouse
02	2,673	Water's End Brewery
03	10,012	David's Bridal
05	29,761	Saver's
06	3,600	Vietnam75
07	1,075	Perfect Eyebrows
08	9,685	ABA Centers of America
10	2,602	The Natural Grocer
11	1,200	Enterprise Rent-A-Car
12	1,800	Paisano's
13	1,600	MVP Barber
14	1,700	Pure Barre
15	2,793	MyEyeDr.
16	1,800	Lifetime Dental Care PLLC
17	1,800	Royal Nails and Day Spa

Space #	Sq. Ft.	Tenant
18	2,096	Best TKD
19A	3,997	Tasty Crab
19B	5,177	Available
20	26,288	Staples
22	8,640	Consulate of El Salvador
23	2,800	Bricks & Minifigs
24	4,200	Play it Again Sports
25	10,200	Swimkids Swim School
26	35,402	Sky Zone
27	3,100	ooh soo korean
29	2,280	Cafe Miki
31	5,000	Lifetime Dental Care PLLC
32	3,400	Music & Arts
33	3,400	CosmoProf
34	7,650	Sakura Japanese Restaurant

Space #	Sq. Ft.	Tenant
37	3,000	Apple Federal Credit Union
38	1,400	Available
39	1,962	Healthsource
40	5,500	Charbroil Grill
41	6,109	Noah's Ark Veterinary Hospital
41B	1,523	Children's Art Classes
42	4,340	Salon Plaza
42A	1,250	Games Workshop
43	3,025	Hot Chkn Ktchn
44	3,564	Chase Bank
45	3,581	Tous Les Jours
46	5,794	Available
47	4,600	Mattress Firm

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