



RAPPAPORT

WOODBIDGE, VA
1,309 - 8,640 SF AVAILABLE

POTOMAC FESTIVAL I

WOODBRIDGE, VA

Potomac Festival is a 337,649-square-foot power center comprised of two sections: Potomac Festival I, anchored by Staples, Savers and Everest College; Potomac Festival II, anchored by hhgregg. This is an excellent location just off I-95 at the intersections of Telegraph Road, Potomac Mills Road and Opitz Boulevard. Occupants enjoy high visibility in the heart of the Potomac Mills shopping district and great cross shopping opportunity from students of Everest College, Paul Mitchell Schools & Swimkids.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	9,995	117,074	228,319
 DAYTIME POPULATION	17,910	94,598	173,142
 HOUSEHOLD INCOME	\$129,102	\$112,419	\$122,544
 TRAFFIC COUNTS	26,000 on Opitz Blvd. at Gideon Drive		

CO-TENANTS



SITE PLAN

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POTOMAC FESTIVAL I | 14497 POTOMAC MILLS RD, WOODBRIDGE, VA

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