







RAPID REPORT

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

POTOMAC FESTIVAL I  
WOODBIDGE, 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

POTOMAC FESTIVAL I | WOODBRIDGE, VA

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# RAPPAPORT

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

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