

POTOMAC FESTIVAL II

WOODBIDGE, VA
1,620 SF AVAILABLE

RAPPAPORT



POTOMAC FESTIVAL II

WOODBIDGE, VA

Potomac Festival is a 337,649 square-foot power center comprised of two sections, Potomac Festival II is anchored by hhgregg and Buffalo Wild Wings. This excellent location is just off I-95 at the intersections of Telegraph Road, Potomac Mills Road and Opitz Boulevard. Located in the heart of the Potomac Mills shopping district the center benefits from high visibility. Additionally there is great cross shopping opportunity from students of Everest College, Paul Mitchell Schools and Swimkids.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	7,399	118,804	232,814
 DAYTIME POPULATION	16,197	94,994	175,795
 HOUSEHOLD INCOME	\$118,682	\$113,311	\$123,490
 TRAFFIC COUNTS	26,000 on Opitz Blvd. at Gideon Drive		

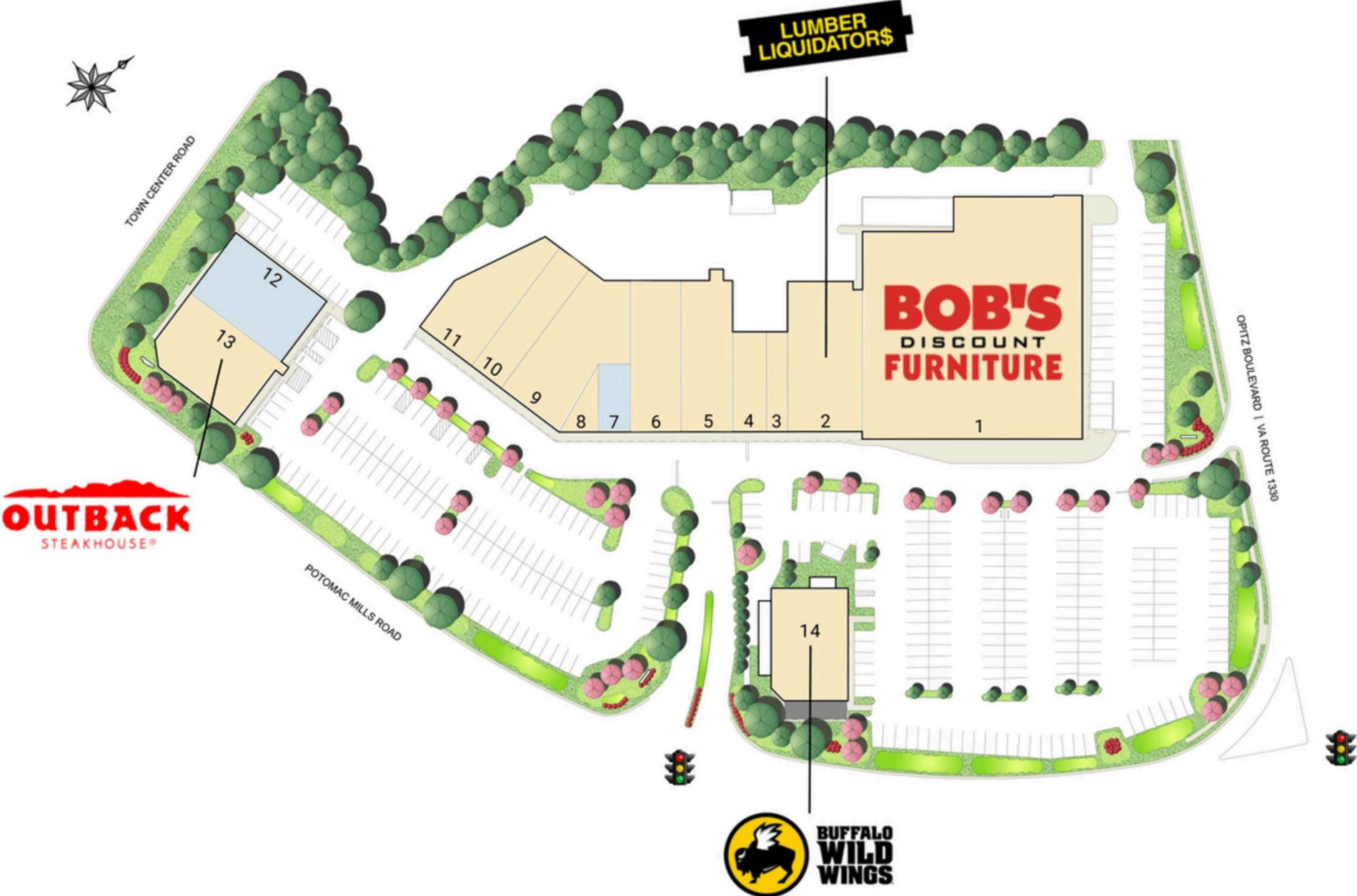
CO-TENANTS



SITE PLAN

POTOMAC FESTIVAL II | WOODBRIDGE, VA

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POTOMAC FESTIVAL II | 14466 POTOMAC MILLS ROAD, WOODBRIDGE, VA

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