



**POTOMAC FESTIVAL I** |  
**Woodbridge, VA**



# 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.

## 2024 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	9,995	117,074	228,319
<b>Daytime Population</b>	17,910	94,598	173,142
<b>Household Income</b>	\$129,102	\$112,419	\$122,544
<b>Traffic Counts</b>	26,000 on Opitz Blvd. at Gideon Drive		

## Co-Tenants

**DEFY.**

**Staples.**

**DAVID'S BRIDAL**

PAUL MITCHELL  
**the school**

**TEXAS**  
KITCHEN

\***BEAUTY4U**

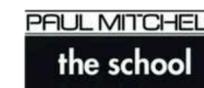
# Woodbridge, VA

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.

## 2024 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	9,995	117,074	228,319
<b>Daytime Population</b>	17,910	94,598	173,142
<b>Household Income</b>	\$129,102	\$112,419	\$122,544
<b>Traffic Counts</b>	26,000 on Opitz Blvd. at Gideon Drive		

## Co-Tenants





# The Area

# Site Plan

● Space Available



# Tenant List

01	9,300 SF	Texas Roadhouse
02	2,673 SF	Water's End Brewery
03	10,012 SF	David's Bridal
05	29,761 SF	Savers
06	3,600 SF	Vietnam 75
07	1,075 SF	Perfect Eyebrows
08	9,685 SF	Paul Mitchell the School
10	2,602 SF	The Natural Grocer
11	1,200 SF	Enterprise Rent-A-Car
12	1,800 SF	Paisano's Pizza
13	1,600 SF	Pro-Styl'n
14	1,700 SF	Available
15	2,793 SF	MyEyeDr.
16	1,800 SF	Available

17	1,800 SF	Royal Nails and Day Spa
18	2,096 SF	Best TKD
19A	3,997 SF	Tasty Crab
19B	5,177 SF	Z&R Furniture
20	26,288 SF	Staples
22	8,640 SF	Available
23	2,800 SF	Olde Towne Bicycles, Inc.
24	4,200 SF	Available 03/01/21
25	10,200 SF	Swimkids Swim School
26	35,402 SF	Defy Extreme Air Sports
27	3,100 SF	Bonchon
29	2,250 SF	Cafe Miki
31	5,000 SF	Lifetime Dental Care PLLC
32	3,400 SF	Music & Arts

33	3,400 SF	CosmoProf
34	7,650 SF	Sakura Japanese Steak
37	3,000 SF	Apple Federal Credit Union
38	1,400 SF	Kumon Learning Center
39	1,962 SF	Massage Green Spa
40	5,500 SF	Charbroil Grill
41	8,298 SF	Available
41A	123 SF	Pentagon Federal Credit Union
42	4,340 SF	Salon Plaza
42A	1,309 SF	Available
43	3,025 SF	Sweeto Burrito
45	7,200 SF	China King Buffet
46	5,794 SF	Beauty 4U
47	4,600 SF	Mattress Firm

---

# The Property

**Discover your next retail opportunity at**  
**rappaportco.com**



**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

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

**Zach Elcano | [zelcano@rappaportco.com](mailto:zelcano@rappaportco.com) | 571.382.1228**