



POTOMAC FESTIVAL II

Woodbridge, VA

1,620 SF available

RAPPAPORT
CULTIVATING PLACES

Woodbridge, 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.



2025 Demographics

	1 mi.	3 mi.	5 mi.
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		

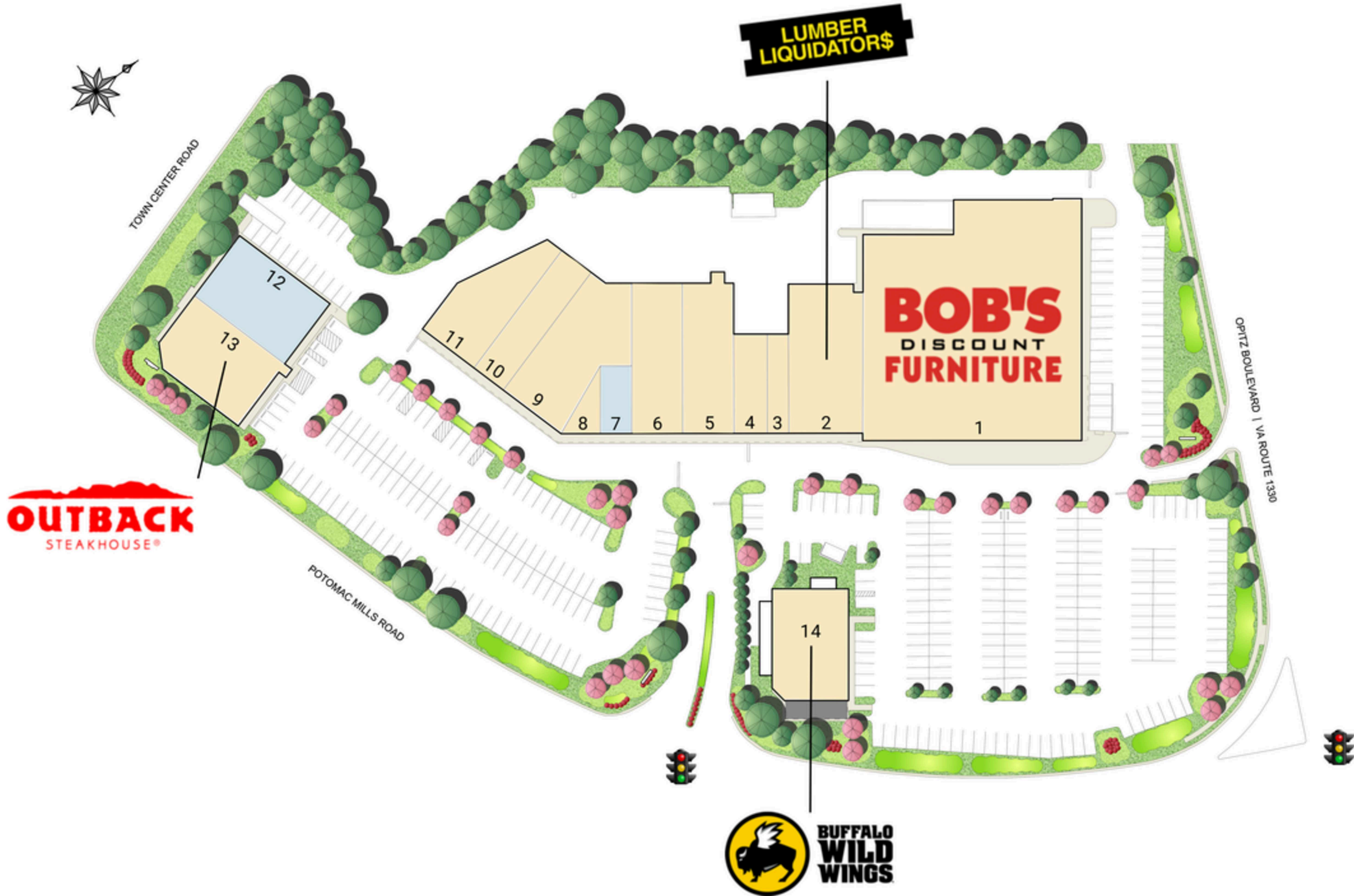
Co-Tenants



Site Plan

1,620 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1P	31,790 SF	Bob's Discount Furniture
2P	7,160 SF	Lumber Liquidators
3P	1,200 SF	Pompadour Hair Salon
4P	2,400 SF	Select Physical Therapy
5P	3,441 SF	Viet Chopsticks Restaurant

Space #	Sq. Ft.	Tenant
6P	5,520 SF	Ibiza Day Spa
7P	1,620 SF	Available
8P	938 SF	MetroPCS Authorized Dealer
9P	6,995 SF	Virginia Lottery
10P	3,913 SF	Castro's Bakery

Space #	Sq. Ft.	Tenant
11P	4,500 SF	Woodbridge Soccer
12P	4,019 SF	Government of El Salvador
13P	6,910 SF	Outback Steakhouse
14P	5,500 SF	Buffalo Wild Wings

The Property



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