



Potomac Festival II

Woodbridge, VA

1,620 - 7,160 SF available



Woodbridge

Virginia

- Potomac Festival I & II is a 337,649 SF power center located just off I-95 at the intersections of Telegraph Road, Potomac Mills Road and Opitz Boulevard
- Highly visible center in the heart of the Potomac Mills shopping district
- Benefits from strong household incomes and dense populations
- Great cross shopping opportunity from Swimkids, Staples, and SkyZone Trampoline Park
- Popular co-tenants include Buffalo Wild Wings, Tous Les Jours and Outback Steakhouse



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	933	8,537	15,210
Daytime Population	1,339	3,183	4,876
Household Income	\$83,475	\$103,802	\$103,732
Traffic Counts	39,000 on Opitz Blvd		

Area Retailers





SMOKETOWN RD 34,000 VPD

POTOMAC MILLS MALL

Logos: TJ-maxx, bloomingdales, SEPHORA, Nordstrom Rack, SKECHERS, GAP FACTORY, Foot Locker, COSTCO WHOLESALE, IKEA

ABC DUNKIN'

BURGER KING

SILVER DINNER

7 ELEVEN MCDONALD'S

GIDEON DR 28,000 VPD

MOM'S Organic Market

Olive Garden

KAISER PERMANENTE

BIG LOTS!

INTERSTATE 95

I-95 178,000 VPD

POTOMAC HOSPITAL

Potomac Festival II

OPTIZ BLVD 39,000 VPD

CHASE

TEXAS

Dale City Animal Hospital

DAVID'S BRIDAL

savers

POTOMAC MILLS RD

KUMON

STAPLES

myeyeDR

TELEGRAPH RD

TOWN CENTER RD

SAKURA JAPANESE STEAK SEAFOOD & SUSHI

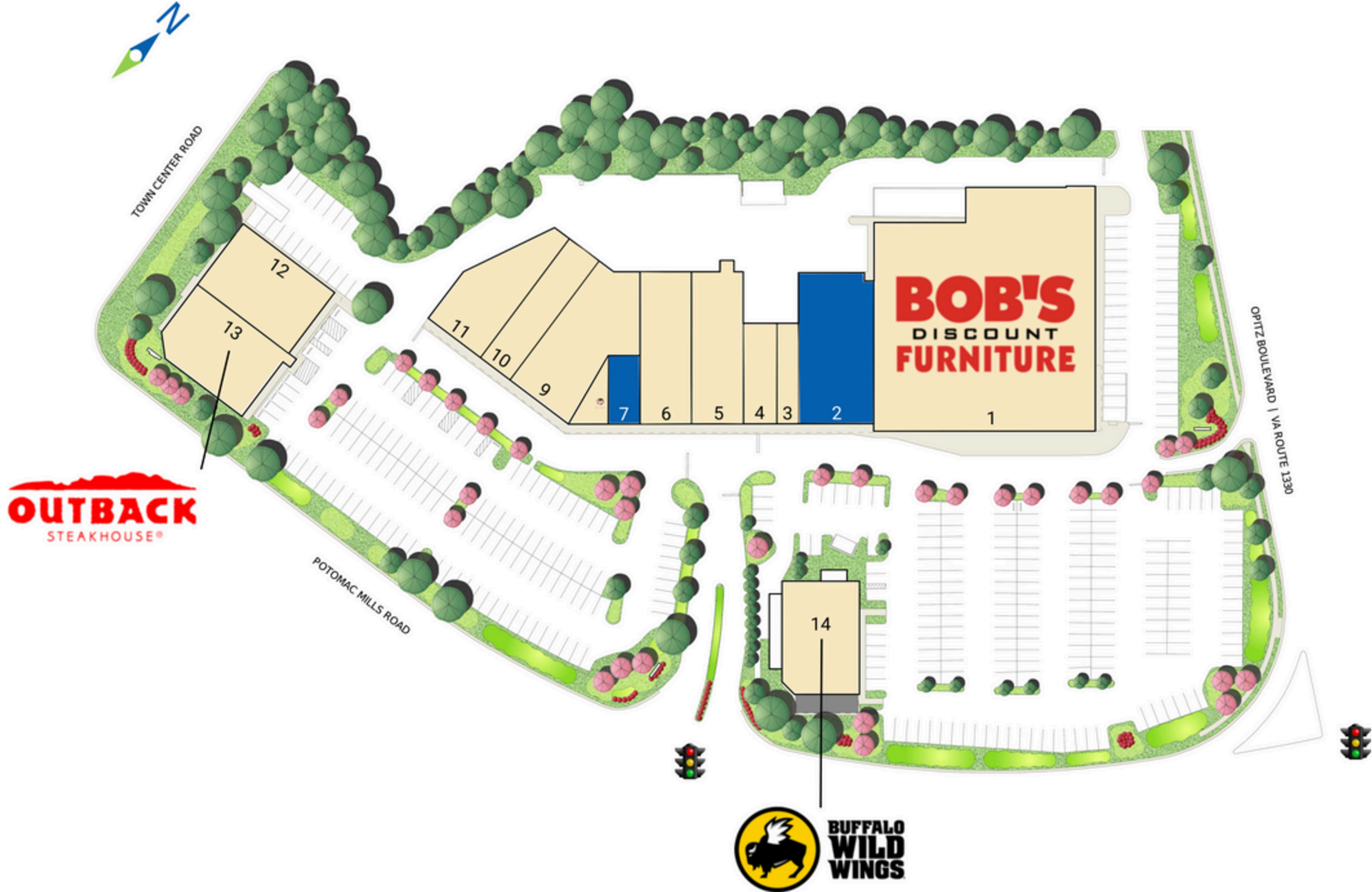
SKY ZONE TRAMPOLINE PARK

Potomac Festival I

Site Plan

1,620 - 7,160 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
AREA01	-	Tous Les Jours
AREA02	-	Chase Bank
1	31,790	Bob's Discount Furniture
2	7,160	Available
3	1,200	Pompadour Hair Salon
4	2,400	Select Physical Therapy

Space #	Sq. Ft.	Tenant
5	3,441	Viet Chopsticks Restaurant
6	5,520	Ibiza Day Spa
7	1,620	Available
8	938	Ku Tea
9	6,995	Virginia Lottery
10	3,913	Castro's Bakery

Space #	Sq. Ft.	Tenant
11	4,500	Woodbridge Soccer
12	4,238	Ronak Meela Global Kitchen
13	6,910	Outback Steakhouse
14	5,500	Buffalo Wild Wings

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

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

Lindsey St. Maxens | Istmaxens@rappaportco.com | 571.382.1232