



Potomac Festival II

Woodbridge, VA

1,620 SF available

RAPPAPORT
CULTIVATING PLACES

®

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

TOUS les JOURS

CHASE

BOB'S
DISCOUNT
FURNITURE



OUTBACK
STEAKHOUSE®





SMOKETOWN RD 34,000 VPD

ABC DUNKIN'

MOM MOM'S Organic Market

TJ-maxx

bloomingdale's

SEPHORA

NORDSTROM Rack

BURGER KING

SILVER Diner

Olive Garden

SKECHERS

GAP FACTORY

Foot Locker

COSTCO WHOLESALE

IKEA

7 ELEVEN

McDonald's

GIDEON DR 28,000 VPD

KAISER PERMANENTE

BIG LOTS!

INTERSTATE 95

I-95 178,000 VPD

POTOMAC HOSPITAL

Potomac Festival II

OPTIZ BLVD 39,000 VPD

CHASE

TEXAS

POTOMAC MILLS RD

Dale City Animal Hospital

DAVID'S BRIDAL

KUMON

savers

TOWN CENTER RD

SAKURA JAPANESE STEAK SEAFOOD & SUSHI

STAPLES

myeyeDR

TELEGRAPH RD

SKY ZONE TRAMPOLINE PARK

Potomac Festival I

Potomac Festival II

RAPPAPORT CULTIVATING PLACES

Site Plan

1,620 SF available

● Space Available



Tenant List

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

Space #	Sq. Ft.	Tenant
6	5,520	Risana 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

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

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