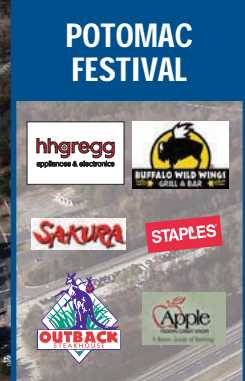
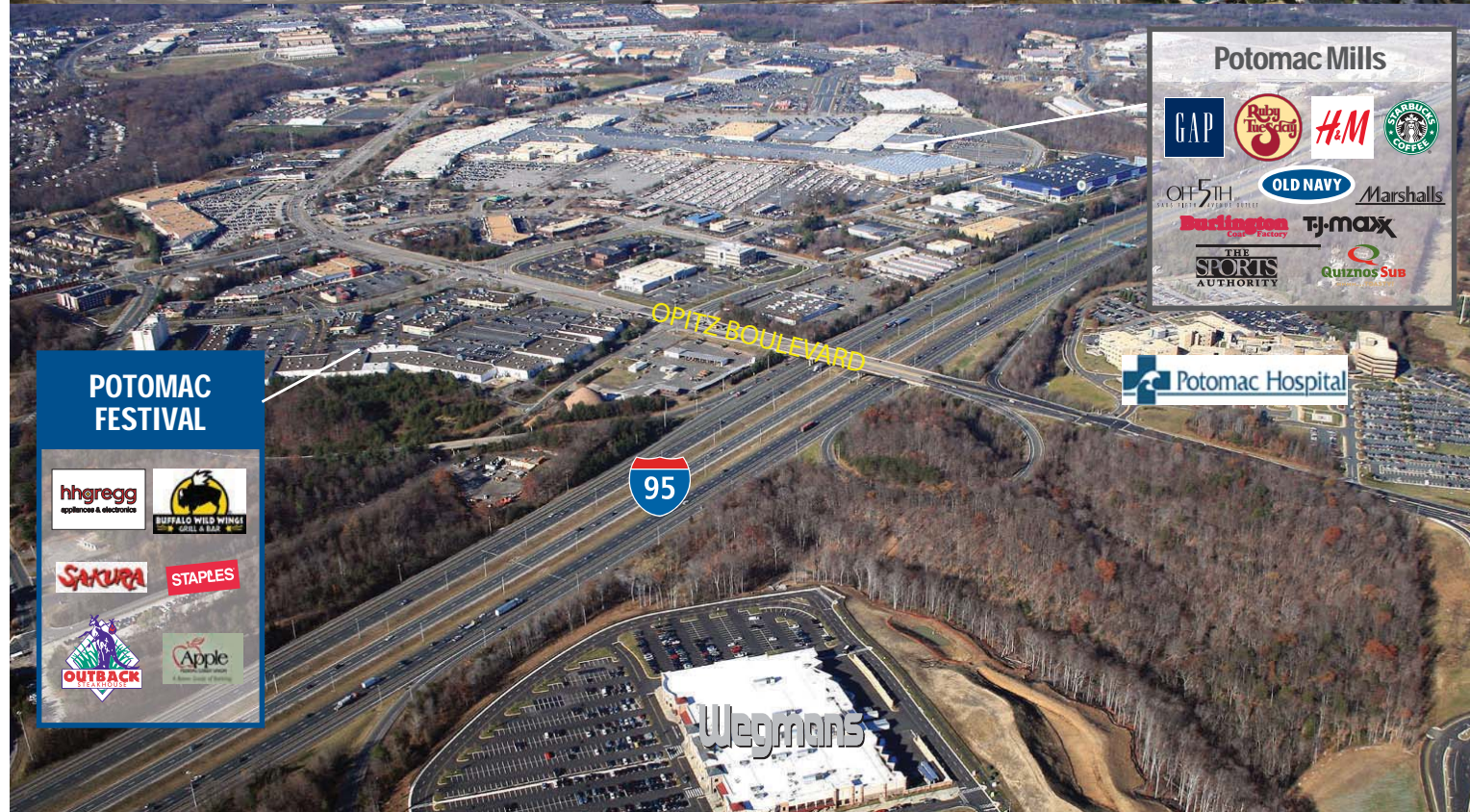


RAPPAPORT

POTOMAC FESTIVAL II Woodbridge, Virginia

4,000 - 7,160 SF Available Steakhouse



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POTOMAC FESTIVAL II FACTS-AT-A-GLANCE

- Potomac Festival is a 337,649-square-foot power center
- Potomac Festival II is anchored by hhgregg
- Excellent location just off I-95 at the intersections of Telegraph Road, Potomac Mills Road and Opitz Boulevard
- High visibility in the heart of the Potomac Mills shopping district
- Great cross shopping opportunity from students of Everest College, Paul Mitchell Schools & Swimkids
- Popular co-tenants include Buffalo Wild Wings and Outback Steakhouse

DEMOGRAPHICS (2013)	3 MILES	5 MILES	10 MILES
POPULATION	110,315	215,413	387,231
AVG HH INCOME	\$98,094	\$107,109	\$122,317
EMPLOYEES	36,202	63,289	104,321



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POTOMAC FESTIVAL II

Space	Sq. Ft.	Tenant Name
1P	31,780	hgregg
2P	7,160	Available
3P	1,200	Pompadour Hair Salon
4P	2,400	Select Physical Therapy
5P	3,441	Viet Chopsticks
6P	5,520	Ibiza Day Spa
7P	1,620	Nationwide Insurance
8P	938	Metro PCS
9P	6,995	Virginia Lottery
10P	3,913	Castro's Bakery
11P	4,500	Available
12P	4,019	Available
13P	6,910	Outback Steakhouse
14P	5,500	Buffalo Wild Wings

