

POTOMAC MILLS FREESTANDING RESTAURANT

2714 Potomac Mills Circle, Woodbridge, VA 22192.
Prince William County

**7,588 SF FREESTANDING RESTAURANT AVAILABLE
WITH 1,712 SF PATIO**



JOIN

COSTCO
WHOLESALE

Burlington

JCPenney

HomeGoods

BOWLING & ARCADE
ROUND1

AMC
THEATRES

IKEA

SEPHORA

TJ-maxx

Marshalls

RETAIL FOR LEASE

- Rare Freestanding 2nd Generation Restaurant Space available for Lease. Formerly Bahama Breeze.
- Join Cheesecake Factory, Texas de Brazil, and Mezeh at the front door of AMC and over 1.54M SF of retail with over 220 stores.
- Over 5,000,000 visits per year at Potomac Mills, 2nd only to Tyson's Corner Center in Virginia.

LEASED BY:

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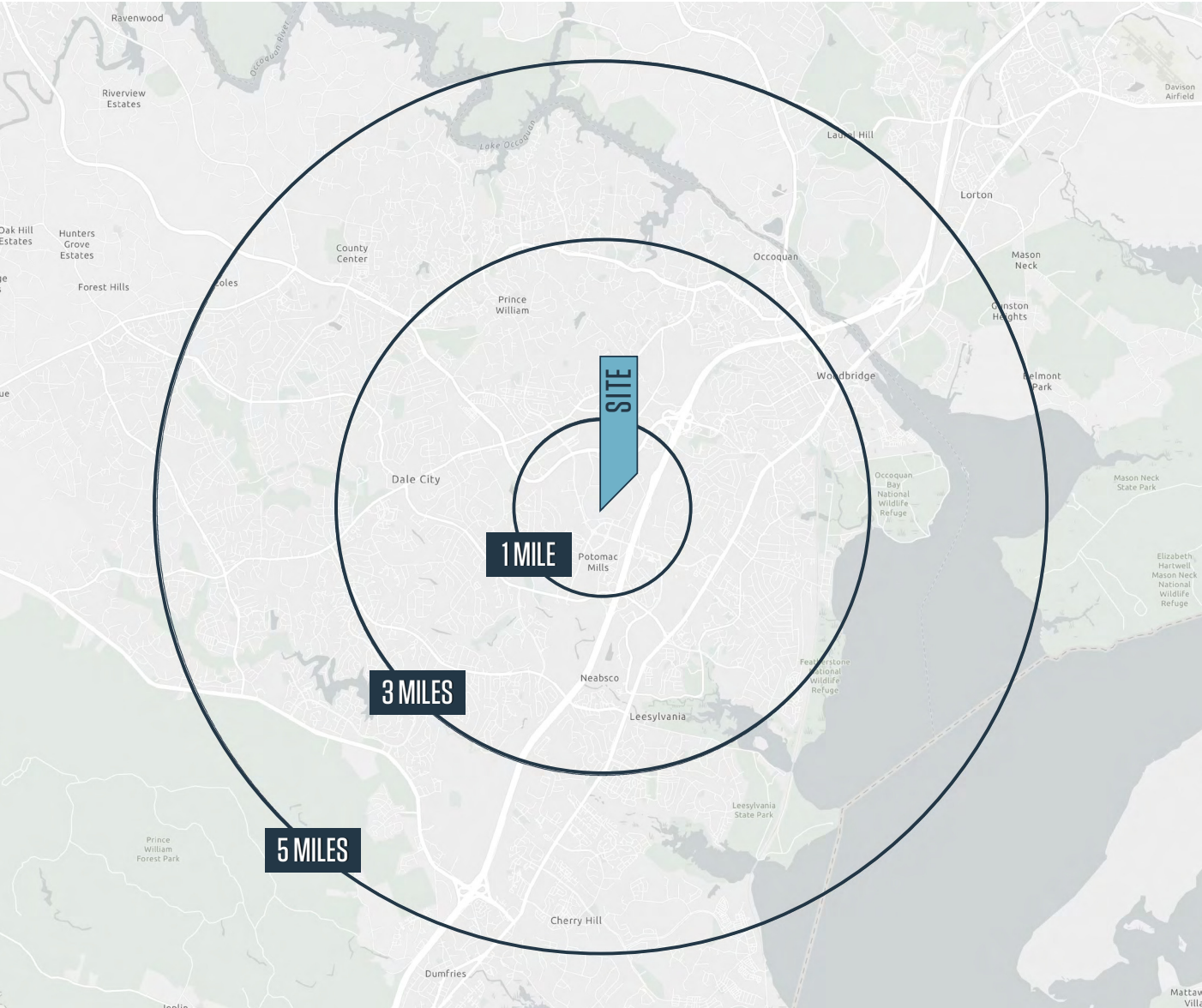
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LOCATION



DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
 Population	7,890	132,667	248,468
 Daytime Population	17,385	50,630	86,244
 Households	2,577	42,973	81,253
 Average HH Income	\$113,456	\$137,582	\$154,608

[CLICK TO VIEW DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

I-95	196,097 ADT
Smoketown Rd	33,662 ADT
Potomac Mills Cir	5,798 ADT

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CLOSE-UP AERIAL



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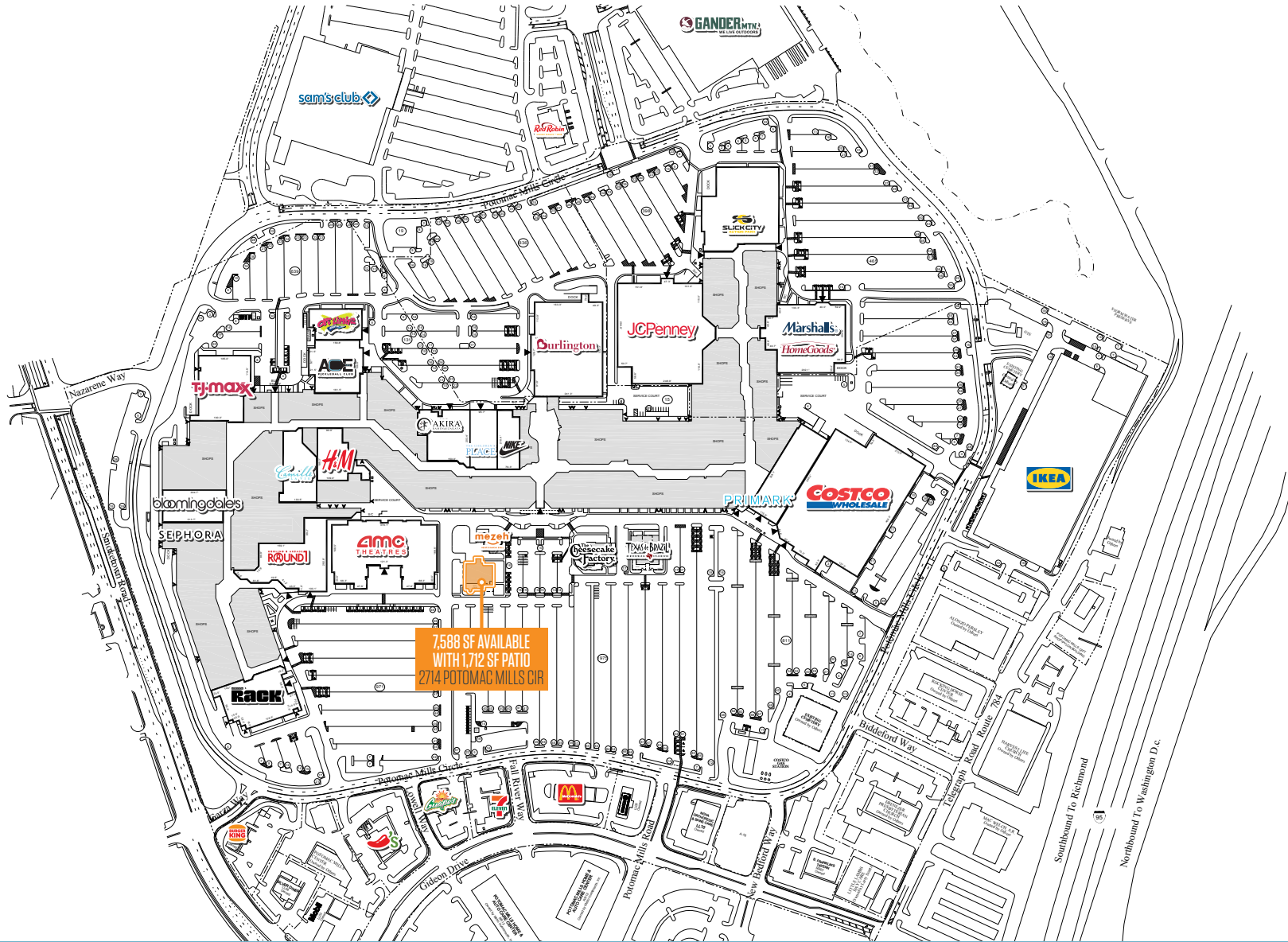
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SITE PLAN



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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