

POTOMAC PROMENADE

POTOMAC, MD

508 - 4,003 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



POTOMAC PROMENADE

POTOMAC, MD

- | Prominent 4,300 SF 2nd Gen bank and pad site opportunity along River Road
- | The marketplace is under new ownership, envisioning a revitalization and new direction for the center
- | Previously ranked among the wealthiest neighborhoods in America by Time magazine
- | Houses a collection of preferred retailers, ranging from essential offerings, such as Wells Fargo or Village Eye Center, to luxury amenities, such as a state-of-the-art RTR Pilates or Potomac Dermatology
- | Targeting full service restaurants, medical spas, veterinarian / animal uses
- | Tree-lined Rock Run walking path guides patrons to the center from throughout the community

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	4,321	37,237	123,040
 DAYTIME POPULATION	2,558	7,258	48,862
 HOUSEHOLD INCOME	\$354,701	\$330,437	\$284,073
 TRAFFIC COUNTS	19,000 on Falls Road		

CO-TENANTS



POTOMAC PROMENADE POTOMAC, MD

POTOMAC ELEMENTARY
474 Students



POTOMAC PROMENADE

TRUIST 

FIVE GUYS
BURGERS and FRIES

 **C2education**
mobydick HOUSE OF KABOB


Giant


WELLS FARGO


Bank of America


Capital One

POTOMAC VILLAGE
SHOPPING CENTER

 **big wheel bikes**  **HSBC**
Hunter's Bar and Grill 

FALLS ROAD 19,000 VPD

RIVER ROAD 17,000 VPD

POTOMAC PLACE


RITE AID

 **PNC BANK**


Vie de France


STARBUCKS


SAFeway


CHIPOTLE
MEXICAN GRILL

42,555 RESIDENTIAL UNITS (5 MILE RADIUS)

SITE PLAN

POTOMAC PROMENADE | POTOMAC, MD

508 - 4,003 SF AVAILABLE



TENANT LIST

POTOMAC PROMENADE | POTOMAC, MD

#	SQ. FT	MERCHANT
---	--------	----------

100	39,996	Giant
101	648	Potomac Nails
102	1,391	Moby Dick House of Kabob
103	1,854	TRUIST
104	1,688	Firewok
105	1,396	Normandy Cleaners
106	2,309	Whelan's Beer & Wine
107	1,306	Five Guys Burgers & Fries

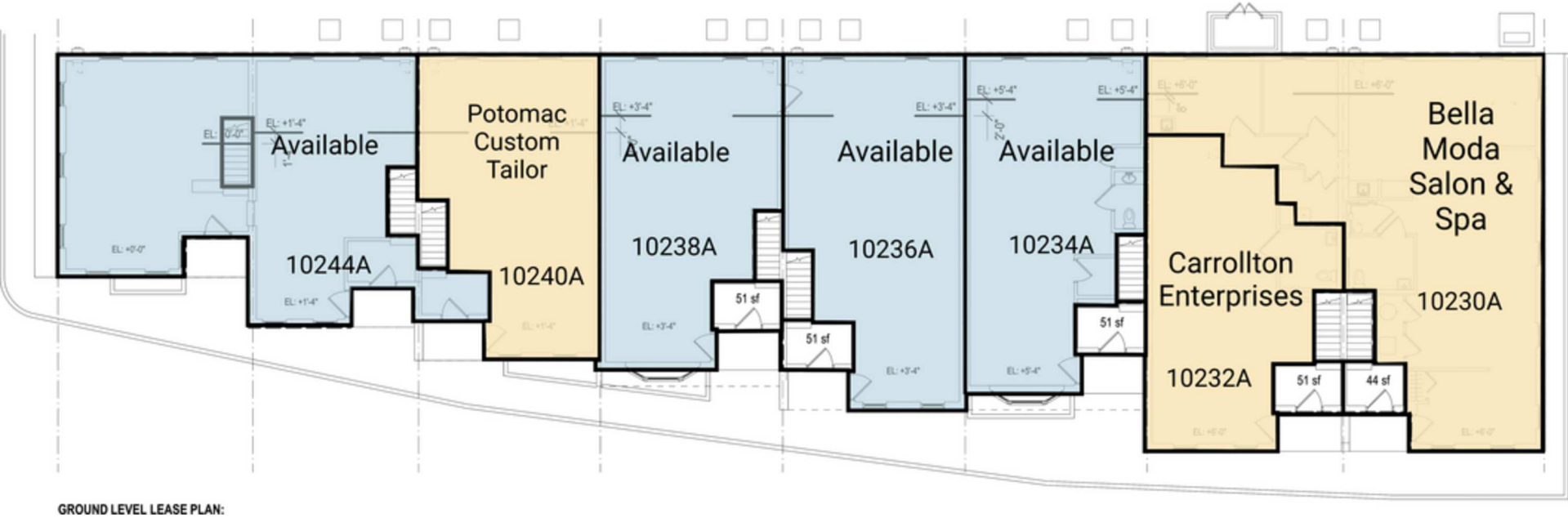
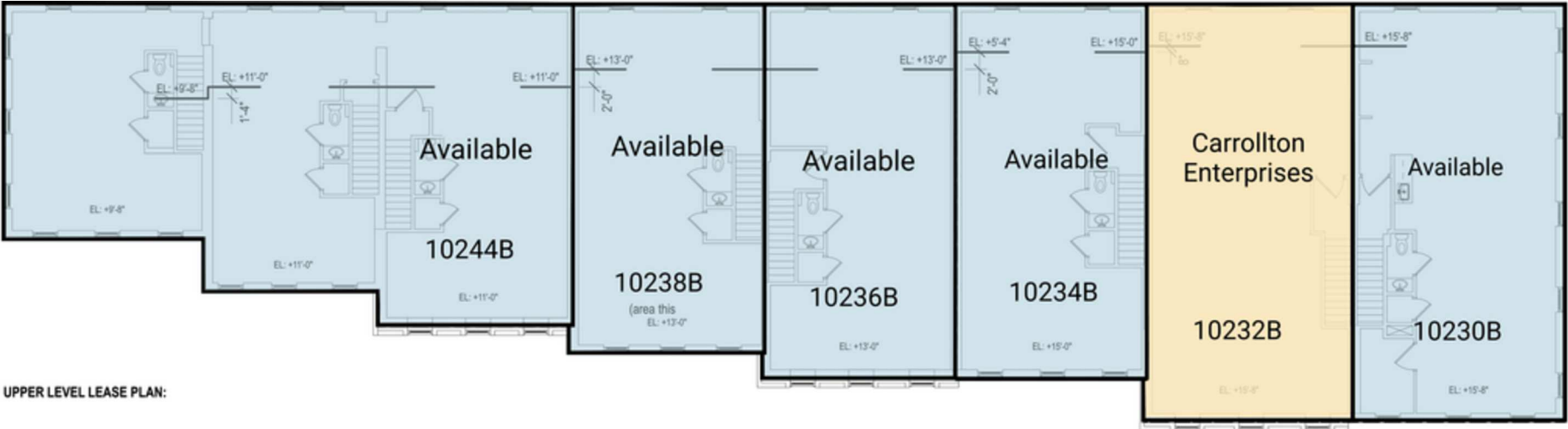
#	SQ. FT	MERCHANT
---	--------	----------

108	2,460	Potomac Pizza
109	3,000	Bagels 'N Grinds
110	4,300	Available
112	1,000	Village Eye Center
113	1,050	Kumon Learning Center
114	917	The UPS Store
116	2,300	Kicks Karate
117	3,995	Dr. Amy Light
120	508	Available

#	SQ. FT	MERCHANT
---	--------	----------

121	1,006	Available
124	1,994	Potomac Dermatology
125	2,163	Sandy Spring Bank
126A	1,888	C2 Education
126B	1,500	C2 Education
201-205		RTR Pilates
400	2,259	Wells Fargo
500 PAD	2,283	Available

OFFICE SITE PLAN
POTOMAC PROMENADE | POTOMAC, MD
508 - 4,003 SF AVAILABLE



TENANT LIST

POTOMAC PROMENADE | POTOMAC, MD

#	SQ. FT	MERCHANT
10230A		Bella Moda Salon & Spa
10230B		Available
10232A		Carrollton Enterprises
10232B		Carrollton Enterprises

#	SQ. FT	MERCHANT
10234A		Available
10234B		Available
10236A		Available
10236B		Available
10238A		Available

#	SQ. FT	MERCHANT
10238B		Available
10240A		Potomac Custom Tailor
10244A		Available
10244B		Available



POTOMAC PROMENADE | 9812 FALLS ROAD, POTOMAC, MD

Mike Howard | mhoward@rappaportco.com | 571.382.1219

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com