

PARK POTOMAC

POTOMAC, MD

940 & 1,595 SF AVAILABLE







RAPPAPORT
CULTIVATING PLACES

PARK POTOMAC

POTOMAC, MD

- | High-end mixed-use project with luxury condos and townhomes, trophy office space, and well-situated retail
- | Anchored by Harris Teeter and Founding Farmers
- | Direct access from I-270 at Montrose Road for easy customer entry
- | Ideally located for both Potomac and Rockville residents and workers
- | Visible from I-270 with a new 31' pylon signage

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	9,355	113,265	290,194
 DAYTIME POPULATION	13,294	166,325	350,840
 HOUSEHOLD INCOME	\$263,194	\$169,817	\$167,068
 TRAFFIC COUNTS	250,000 on I-270		

CO-TENANTS



PARK POTOMAC POTOMAC, MD



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- Orangetheory FITNESS
- Harris Teeter Neighborhood Food & Pharmacy
- FOUNDING FARMERS
- Gringos & Mariachis

MONTROSE ROAD 30,850 VPD

LIFETIME

WOODMONT COUNTRY CLUB

SEVEN LOCKS ROAD 19,000 VPD

I-270 230,000 VPD

CONGRESSIONAL NORTH PLAZA

- BED BATH & BEYOND Beyond any store of its kind.
- STAPLES



ROCKVILLE PIKE



CONGRESSIONAL PLAZA

BARNES & NOBLE



LOFT



buybuy BABY

FEDERAL PLAZA

TRADER JOE'S



CABIN JOHN VILLAGE

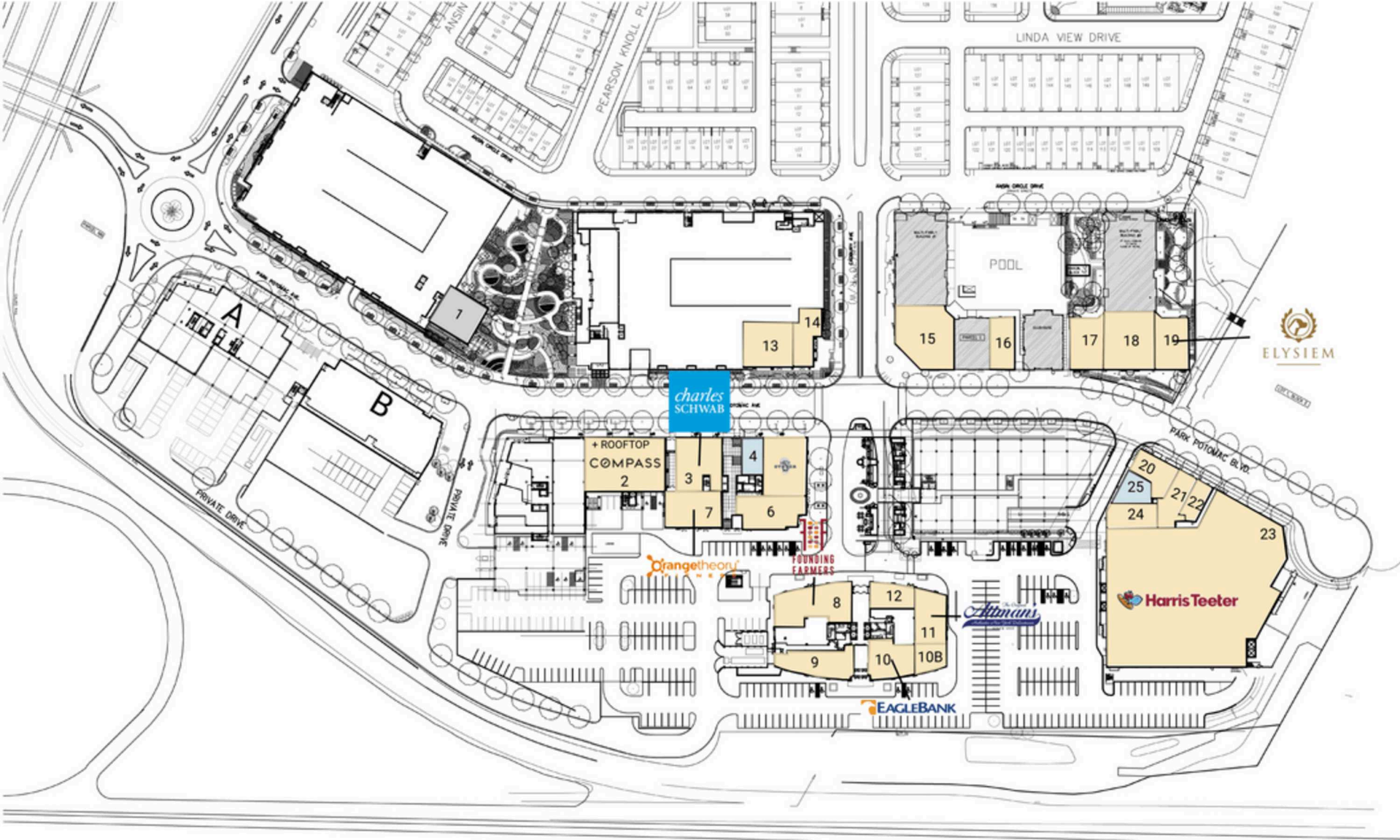


CAVA

SITE PLAN

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TENANT LIST

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#	SQ. FT	MERCHANT
1	2,940	National Capital Foot & Ankle
2	7,264	Compass Real Estate Group
3	4,162	Charles Schwab
4	940	Available
5	4,400	King Street Oyster Bar
6	3,161	Gringos & Mariachis
7	3,318	Orangetheory Fitness
8	7,357	Founding Farmers

#	SQ. FT	MERCHANT
9	4,852	Washington Radiology Associates
10	3,941	Eagle Bank
10B	683	Attman's Delicatessen
11	2,943	Attman's Delicatessen
12	3,599	Gregorio's
13	4,070	Zohra's
14	1,600	Filicori Zecchini
15	2,053	Long & Foster Realtors
16	1,410	Kaufman Jewelers

#	SQ. FT	MERCHANT
17	1,139	Orchid Nails
18	2,391	Love Couture Bridal
19	1,222	Elysiem Pet
20	2,300	Kim's Yirasai
21	2,022	Veterinary Park Potomac
22	1,265	Royal Valet
23	49,571	Harris Teeter
24	2,587	Pama Thai
25	1,595	Available

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