

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 2025

	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



PARK POTOMAC

Orangetheory
FITNESS

Harris Teeter
Neighborhood Food & Pharmacy

FOUNDING FARMERS

Gringos & Mariachis

CABIN JOHN VILLAGE

STARBUCKS

Giant

CVS pharmacy

SHAKE SHACK

CAVA

MONTROSE ROAD 30,850 VPD

LIFETIME

WOODMONT
COUNTRY CLUB

SEVEN LOCKS ROAD 13,000 VPD

I-270 250,000 VPD

CONGRESSIONAL
NORTH PLAZA

BED BATH & BEYOND
Beyond any store of its kind.

STAPLES



SUBWAY

MIDAS

CVS pharmacy



CONGRESSIONAL PLAZA

BARNES & NOBLE

matchbox



LOFT

buy buy BABY

FEDERAL PLAZA

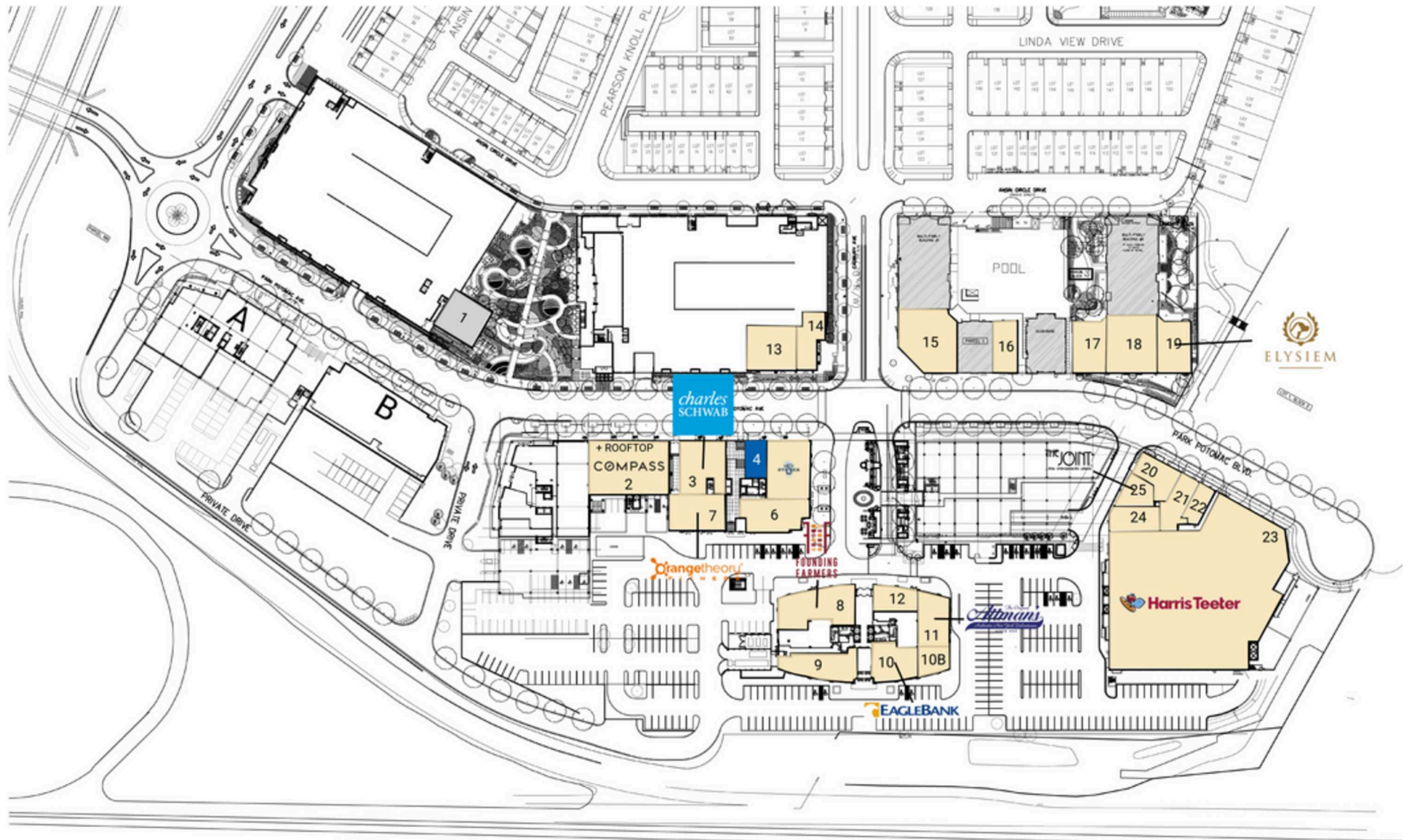
TRADER JOE'S



SITE PLAN

PARK POTOMAC | POTOMAC, MD

940 & 1,595 SF AVAILABLE



TENANT LIST

PARK POTOMAC | POTOMAC, MD

#	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	Dulce Crepes
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	The Joint...The Chiropractic Place

PARK POTOMAC

POTOMAC, MD





PARK POTOMAC | PARK POTOMAC AVE, POTOMAC, MD

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

Mike Howard | mhoward@rappaportco.com | 571.382.1219

rappaportco.com