Potomac Promenade

Potomac, MD

508 - 4,300 SF available

RAPPAPORT
CULTIVATING PLACES®

Potomac

Maryland

- Prominent 4,300 SF second-generation 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 stateof-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

2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	4,617	38,507	119,333
Daytime Population	1,410	6,972	50,739
Household Income	$339,990	$341,382	$309,258
Traffic Counts	20,000 on River Road		

Area Retailers

Giant
Bagels Grinds
WELLS FARGO
FIVE GUYS BURGERS and FRIES
POTOMAC PIZZA
Sandy Spring Bank

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Site Plan

508 - 4,300 SF available

Space Available

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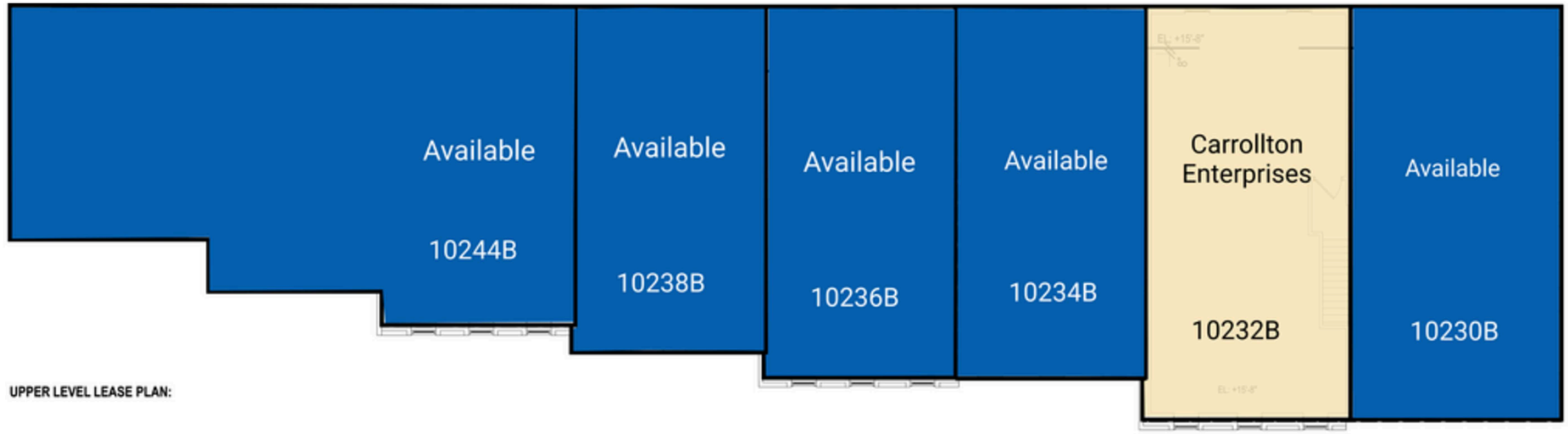
Tenant List

Space #	Sq. Ft.	Tenant
PADSITE	2,283	Available
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

Space #	Sq. Ft.	Tenant
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

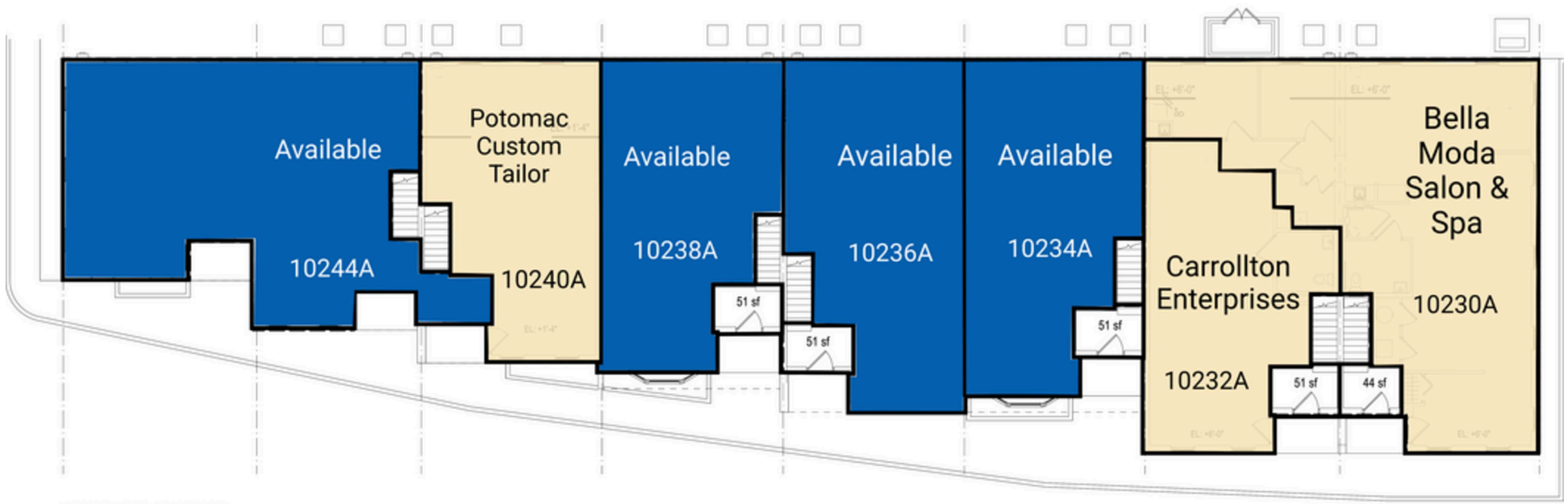
Space #	Sq. Ft.	Tenant
121	1,006	Available
124	1,994	Potomac Dermatology
125	2,163	Sandy Spring Bank
126A	1,888	C2 Education
126B	1,500	C2 Education
201-205	-	RTR Pilates
400	2,259	Wells Fargo

Office Site Plan



UPPER LEVEL LEASE PLAN:

● Space Available



GROUND LEVEL LEASE PLAN:

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Tenant List

Space #	Sq. Ft.	Tenant
10230A	-	Bella Moda Salon & Spa
10230B	-	Available
10232A	-	Carrollton Enterprises
10232B	-	Carrollton Enterprises
10234A	-	Available

Space #	Sq. Ft.	Tenant
10234B	-	Available
10236A	-	Available
10236B	-	Available
10238A	-	Available
10238B	-	Available

Space #	Sq. Ft.	Tenant
10240A	-	Potomac Custom Tailor
10244A	-	Available
10244B	-	Available

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