



Park Potomac

Potomac, MD

940 - 2,053 SF available



Potomac

Maryland

- 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



2026 Demographics

	1 mi.	3 mi.	5 mi.
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	280,000 on I-270		

Area Retailers





Park Potomac

LIFE TIME SM



WOODMONT COUNTRY CLUB

Congressional North Plaza
STAPLES ALDI petco

Congressional Plaza
THE FRESH MARKET BARNES & NOBLE buy buy BABY
Capital One Orangetheory FITNESS ULTA

Federal Plaza
SILVER DINER Panera BREAD TRADER JOE'S

SUBWAY BEST BUY
McDonald's TACO BELL CVS pharmacy

M metro Twinbrook

MONTROSE ROAD 54,000 VPD



I-270 280,000 VPD

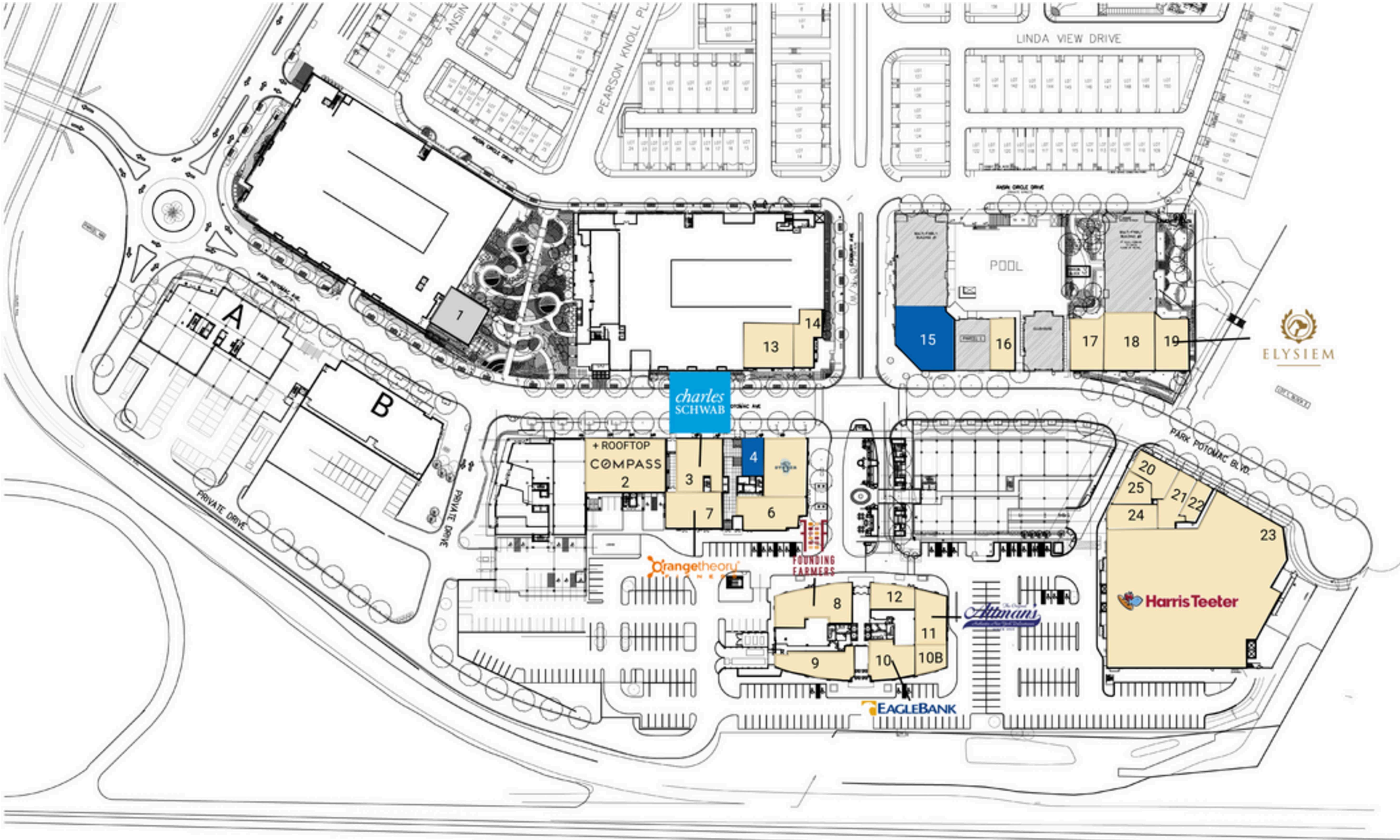
ROCKVILLE PIKE

Cabin John Village
Giant CAVA
CVS pharmacy Starbucks SHAKE SHACK

Site Plan

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● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
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
9	4,852	Washington Radiology Associates

Space #	Sq. Ft.	Tenant
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	Available
16	1,410	Kaufman Jewelers
17	1,139	Orchid Nails

Space #	Sq. Ft.	Tenant
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	Dulce Crepes

The Property



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PARK POTOMAC | PARK POTOMAC AVE, POTOMAC, MD

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

Mike Howard | mhoward@rappaportco.com | 571.382.1219