

POTOMAC PROMENADE

POTOMAC, MD

770 - 2,309 SF AVAILABLE

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Encircled by affluence, Potomac Promenade serves one of the wealthiest and most highly educated communities in the nation. With major national grocer Giant Food as its anchor, this mixed-use development offers impeccable access for residents and consumers through multiple curb cuts, signalized intersections on Route 189 and River Road, as well as proximity to I-270 and I-495. Potomac Promenade hosts a tenant mix of credit, essential, and destination retailers in a neighborhood longing for additional retail choices. Full-service restaurant and pad site opportunities with ranging square footage options provide flexibility and visibility to future Potomac Promenade retailers.

DEMOGRAPHICS 2024

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

CO-TENANTS



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