

# FREESTANDING RETAIL AVAILIABLE

FORMER BANK BRANCH FOR LEASE IN THE HEART  
OF POTOMAC, MD



9822 FALLS RD

POTOMAC, MD

PROUDLY  
REPRESENTED BY

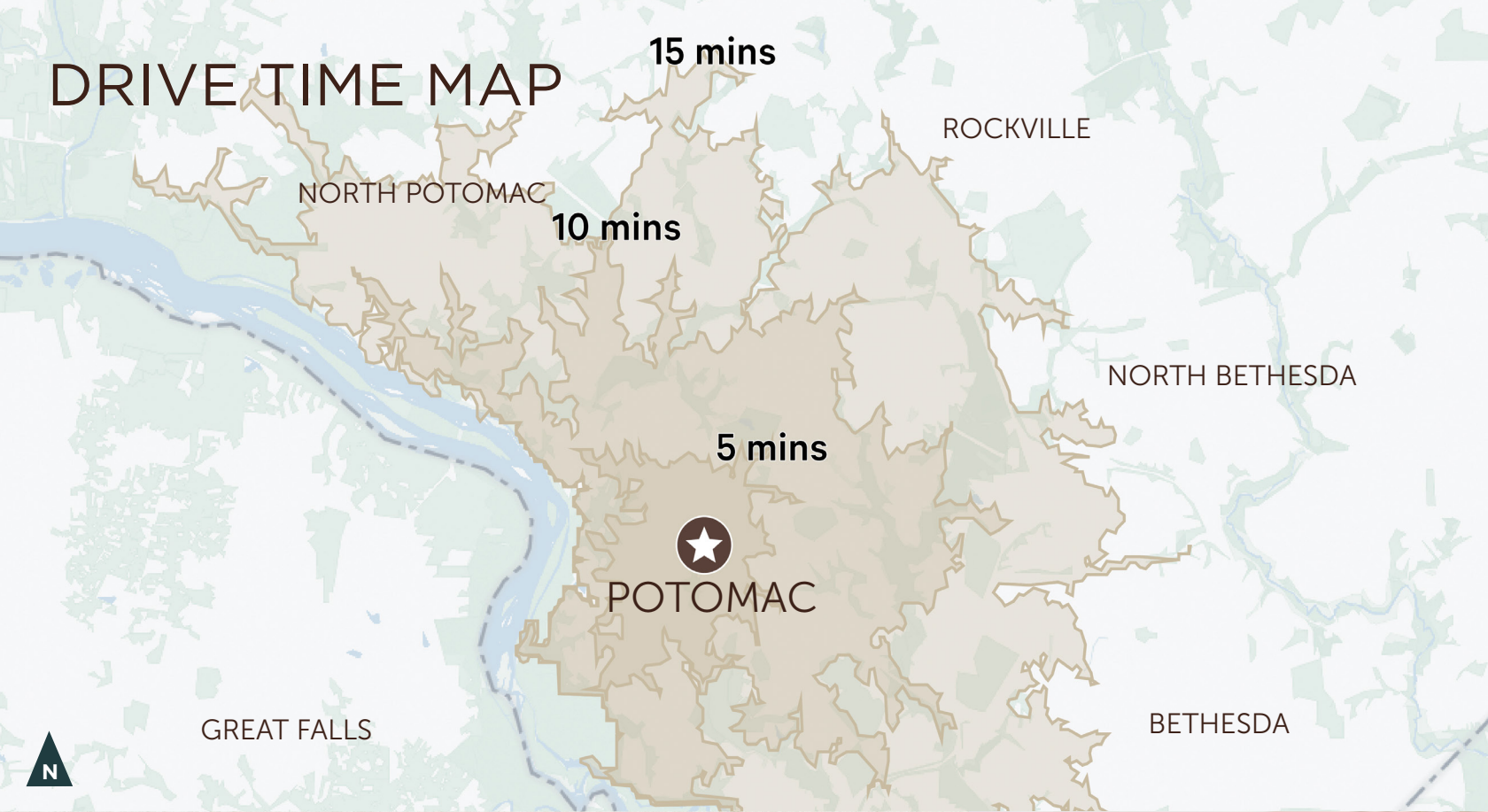
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**CBRE**

# DRIVE TIME MAP



## FREESTANDING RETAIL | FOR LEASE

- + 853 SF of prime retail space in highly affluent Potomac, MD
- + Former bank branch for lease located in the heart of Potomac, MD's retail corridor (Falls Road & River Road)
- + Tremendous frontage & visibility on Falls Road (18,339 VPD)
- + Amazing co-tenancy to include



## POTOMAC | MD

Potomac, Maryland is an affluent residential suburb of Montgomery County. Known as the “Beverly Hills” of Montgomery County, MD, over 80% of residents are homeowners with household incomes 2.5 times higher than the nations average. With Potomac being surrounded by residential neighborhoods and beautiful outdoor attractions with easy access to high-end shopping districts like Georgetown, Bethesda, & Tysons Corner, the retail in Potomac is generally daily needs shopping such as high-end salons, financial institutions, services, restaurants, and more.



### POPULATION

1-MI 3,858 | 3-MI 37,461 | 5-MI 124,796



### AVERAGE HHI

1-MI \$312,840 | 3-MI \$312,142 | 5-MI \$296,795



### MEDIAN AGE

1-MI 49.1 | 3-MI 48.0 | 5-MI 46.3






# MID LEVEL MARKET

ST MARY'S SQUARE



BANK OF AMERICA

POTOMAC VILLAGE SHOPPING CENTER

POTOMAC PROMENADE







9822 FALLS RD  
POTOMAC, MD



POTOMAC PLACE






FALLS ROAD 18,339 VPD

RIVER ROAD 22,022 VPD

# POTOMAC PROMENADE

 **Giant**<sup>®</sup>

 Sandy Spring Bancorp

 **KUMON**

 **ups**

 **TRUIST**

 **FIVE GUYS**  
BURGERS and FRIES

 **WELLS FARGO**

 **CHASE**

 **9822 FALLS RD**  
POTOMAC, MD

RIVER ROAD 22,022 VPD

FALLS ROAD 18,339 VPD



# ACCESS AERIAL

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