

POTOMAC PLACE SHOPPING CENTER

10122 RIVER ROAD, SUITE 100

OFFICE/MEDICAL SPACE FOR LEASE



BUILDING HIGHLIGHTS

- Former chiropractic space
- Features 5 treatment rooms
- Prime signage available on River Road
- A rarely available space in the Potomac Place Shopping Center
- Steps from Starbucks, PNC Bank, numerous restaurants, and shopping
- Ample parking available with 320 free surface spaces (Parking Ratio of 4.02/1,000 SF)
- Average Daily Traffic Count: 18,339 (via Falls Rd)

AVAILABLE SPACE

SF Available	Asking Rent	Term
1,006 SF	Negotiable	3 - 10 Yrs

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,170	38,622	125,349
Median HH Income	\$232,868	\$227,921	\$213,612

For Leasing Opportunities:

Marek Rich

Principal, Senior Vice President
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15245 Shady Grove Rd, Suite 210 North, Rockville, MD 20850

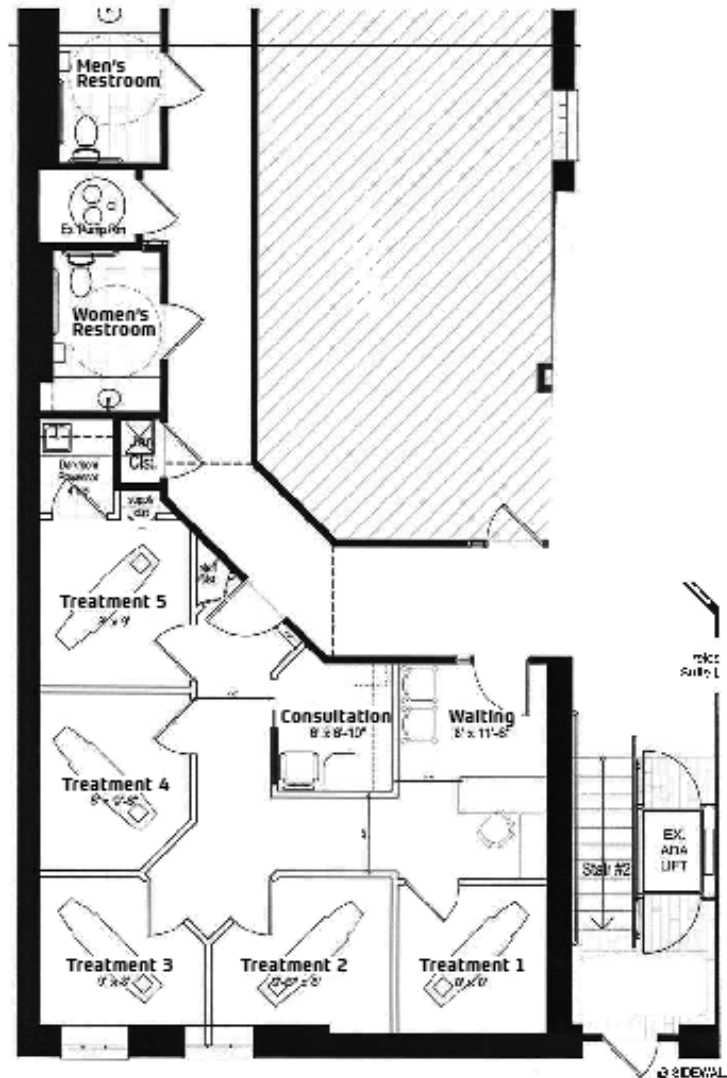
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FLOOR PLAN

SUITE 100: 1,006 SF



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