



THE MOST VIBRANT SHOPPING CENTER

IN POTOMAC VILLAGE

ATM SPACE AVAILABLE



POTOMAC | MARYLAND

PROPERTY HIGHLIGHTS

The most robust consumer spending
in trade area

Incredible surrounding demographics
with \$308,235 average household income within one mile

High traffic signalized intersection
with 15,821 VPD on Falls Road and 17,530 VPD on River Road,
with 4 points of ingress/egress

Great visibility
with pylon signage opportunities

Terrific co-tenancy
with Safeway, Walgreens, Starbucks, Chipotle and M&T Bank,
Market at River Falls, Renato's Marketplace, and Vie de France

SAFeway

Walgreens



ACE
Hardware



M&T Bank




PNC

THE MARKET
at RIVER FALLS

RENATO'S



INCREDIBLE DEMOGRAPHICS

| | 1 mi | 3 mi | 5 mi |
|--|-----------|-----------|-----------|
|  Population | 3,533 | 36,010 | 120,350 |
|  Households | 1,190 | 12,441 | 42,054 |
|  Average HH Income | \$337,233 | \$326,287 | \$298,308 |



2020 Annual Budget Expenditures (Avg)

\$207,105 – \$285,663

The highest average spending in the region



ATM SPACE

100 SF AVAILABLE



Close Up



Site Plan



For more information, please contact:

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