



## THE MOST VIBRANT SHOPPING CENTER

IN POTOMAC VILLAGE

ATM SPACE AVAILABLE

POTOMAC | MARYLAND

Can:

# 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



at **RIVER FALLS** 





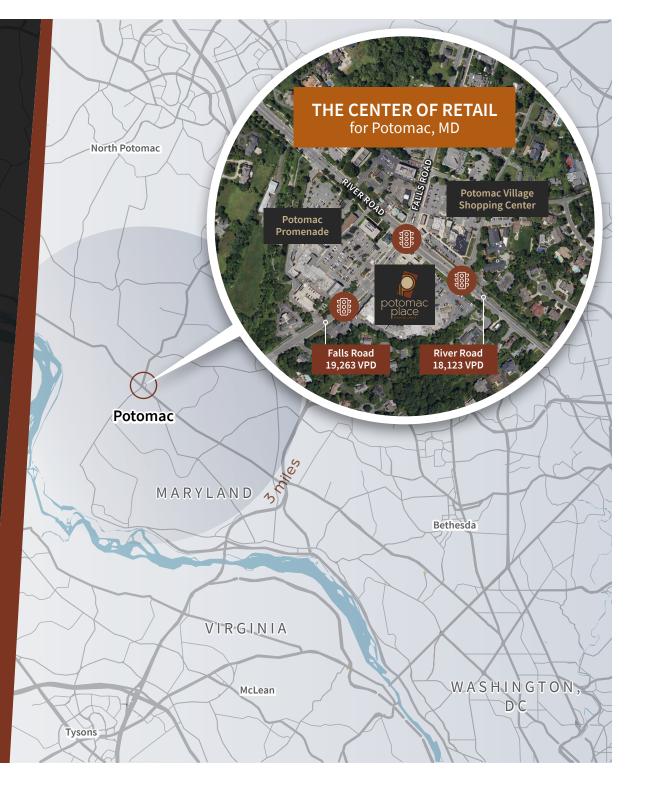






# INCREDIBLE DEMOGRAPHICS





### ATM SPACE

#### **100 SF AVAILABLE**

Close Up







#### For more information, please contact:

Andy Corno O: + 1 202 719 6137 M: +1 301 520 2620 andy.corno@jll.com

Thomas Jackman O: +1 202 719 5624 M: +1 301 580 1512 thomas.jackman@jll.com



