

Retail Space for Lease

Potomac Village Shopping Center

12740-12788 Old Fort Road, Fort Washington, MD



[Click Here for Street View](#)

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PARACLETE
retail real estate advisors

Potomac Village SC

Fort Washington, MD



Overview



Tenants include Active Physical Therapy,
Dollar General, Planet Fitness,
& Popeyes



Traffic Includes
9,010 VPD on Old Fort Road

58,791 VPD Livingston Road South
60,502 VPD Livingston Road North



Located at the intersection
of Livingston Rd & Old Fort Rd

Quick Facts

Center GLA
15,780 SF +/-

Availability
1,280 SF
In-Line Retail

2,000 SF
In-Line Retail

1,280 SF
In-Line Retail
Coming Available
4/30/2025

Demographics

	Pop.	Ave. Income	Households
3 Mi.	28,785	\$185,472	10,355
5 Mi.	80,908	\$176,270	29,187
7 Mi.	267,753	\$146,024	99,857

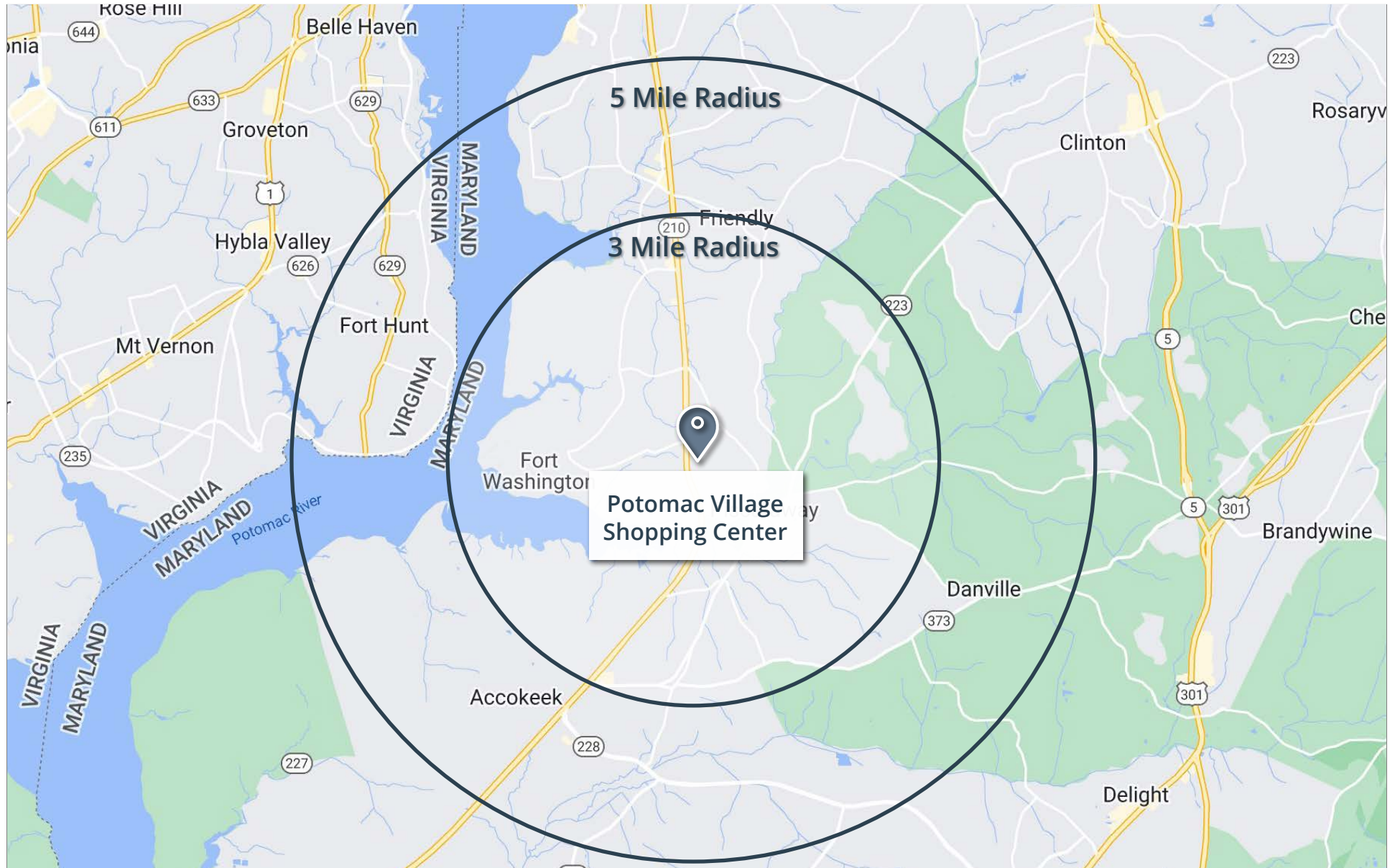
Tenants

1.	PINK BEAUTY	5,990 SF
2.	BLACK BELT MARTIAL ARTS	2,734 SF
3.	BROTHER LIQUOR	2,900 SF
4.	ACTIVE PHYSICAL THERAPY	4,252 SF
5.	DOLLAR GENERAL	12,863 SF
6.	DENTIST	1,280 SF
7.	FRESENIUS	9,289 SF
8.	SUITES BY JAY	2,562 SF
9.	JUICY BUCKET SEAFOOD	2,560 SF
10.	AVAILABLE	1,280 SF
11.	BARBERSHOP	1,280 SF
COMING AVAILABLE 4/30/2025		
12.	FT WASHINGTON PHARMACY	1,280 SF
13.	STAR NAIL SALON	1,280 SF
14.	CHARLIE'S PIZZA	1,280 SF
15.	ASIAN STAR CHINESE	1,800 SF
16.	AVAILABLE	2,000 SF
17.	PLANET FITNESS	21,850 SF
18.	OLD LINE BANK	2,800 SF

PAD SITE: POPEYES COMING SOON



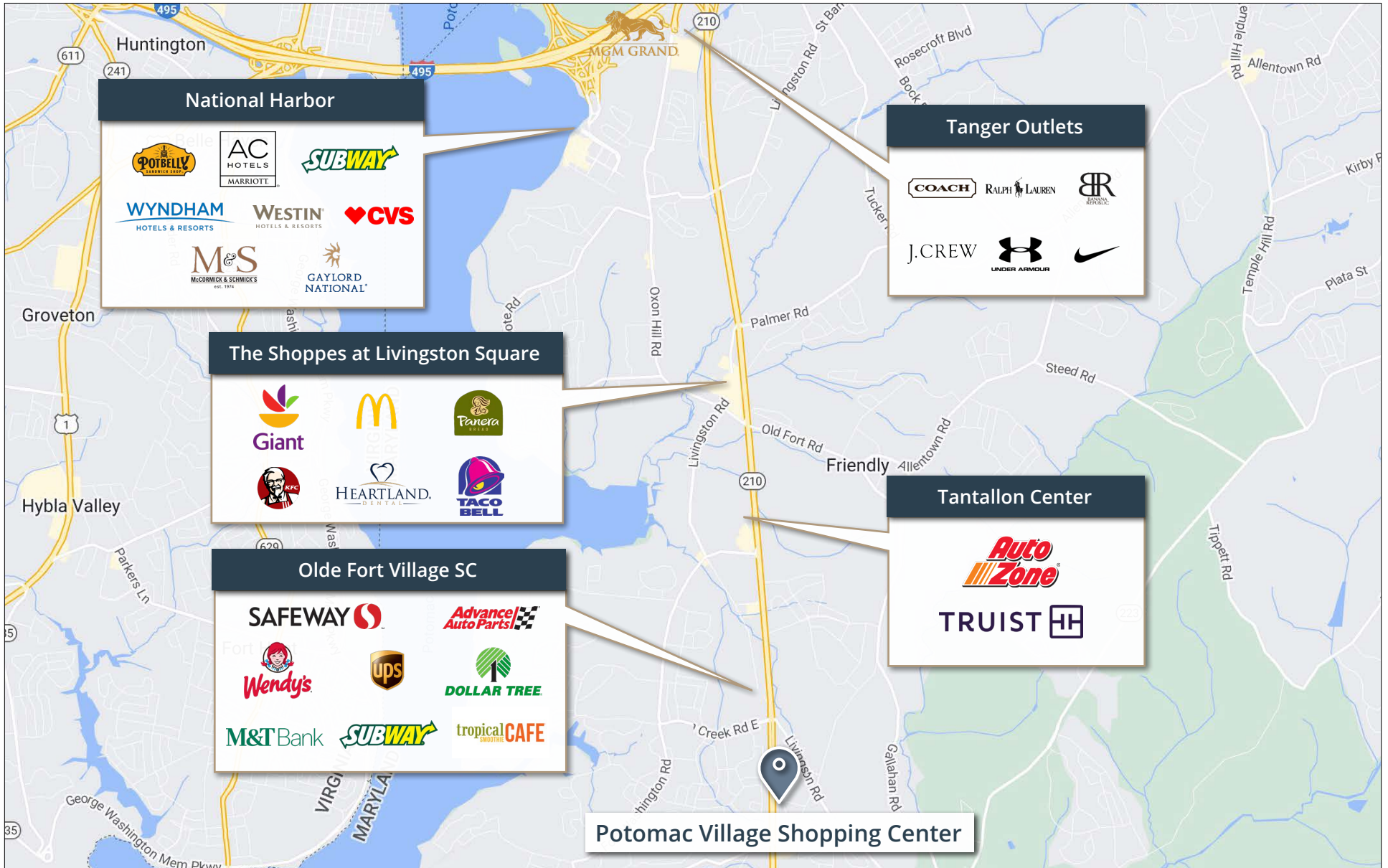
Location Map



POTOMAC VILLAGE SHOPPING CENTER
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Competitive Map



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Location Photos

