

# 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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# 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

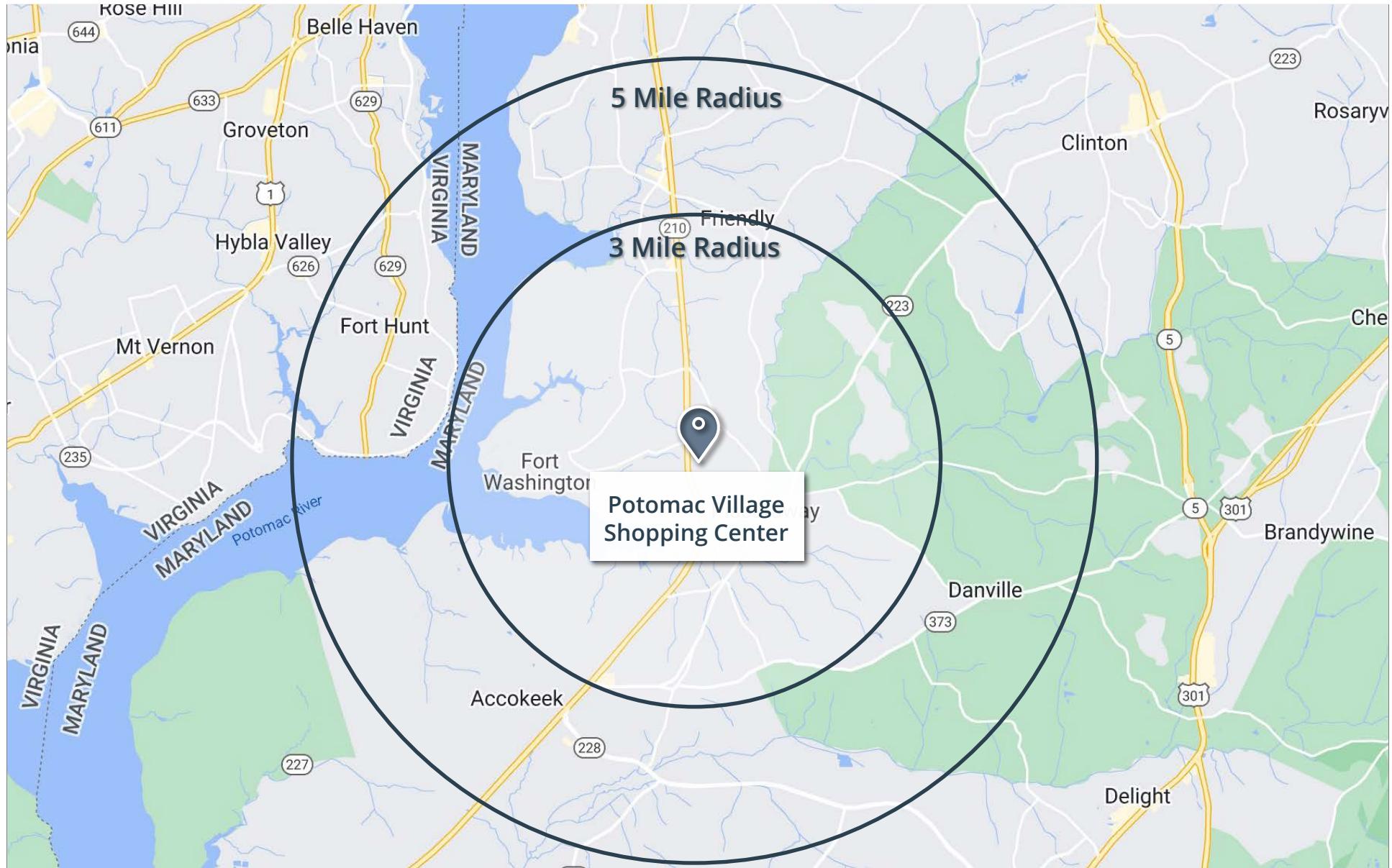
# Tenants

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



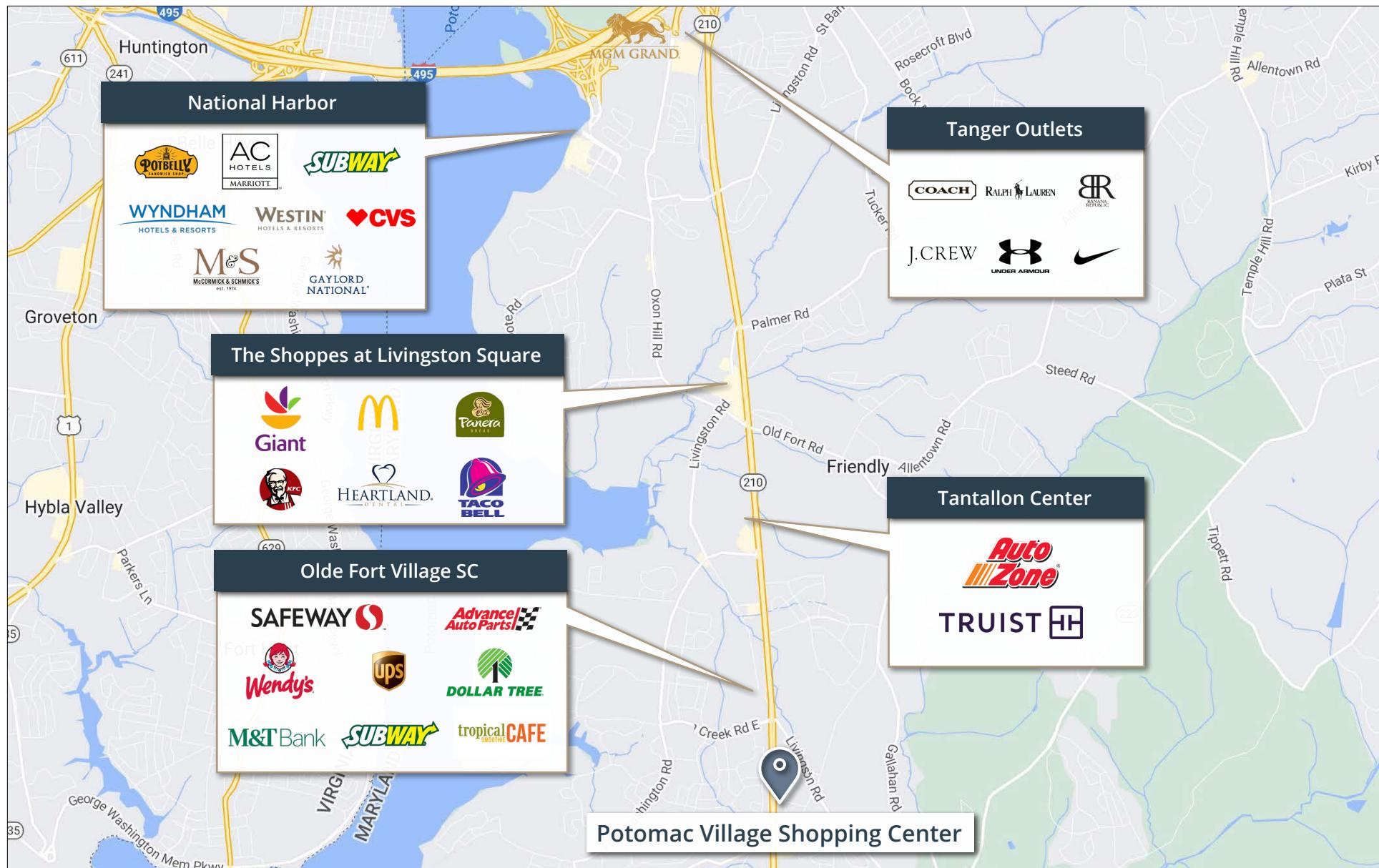
# Location Map



POTOMAC VILLAGE SHOPPING CENTER  
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# Competitive Map



# Location Photos

