

9822 FALLS ROAD

Potomac, MD 20854



For Sublease / Freestanding Bank Building W/ Drive-Thru

WE ARE
THE CENTER
OF RETAIL



CUSHWAKERETAIL.COM

9822 FALLS ROAD

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BUILDING SPACE

961 SF

LOT SIZE

1.08 Acres

RENT

\$75.00 (NNN)

LEASE EXPIRATION

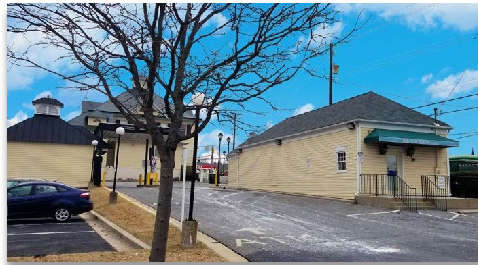
7/31/2039

NEIGHBORING TENANTS

Starbucks, Five Guys, Walgreens, M&T Bank, Chipotle, Giant, Rite Aid

COMMENTS

- Pristine location with generous designated parking in downtown Potomac
- Excellent visibility with a double-sided pylon opportunity at the intersection of Falls and River Road
- Accessory ATM building & two-lane drive-thru



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile 3,998

3 Miles 36,404

5 Miles 122,227



AVERAGE HOUSEHOLD INCOME

\$233,157

\$230,400

\$213,794



DAYTIME POPULATION

4,776

26,696

111,948

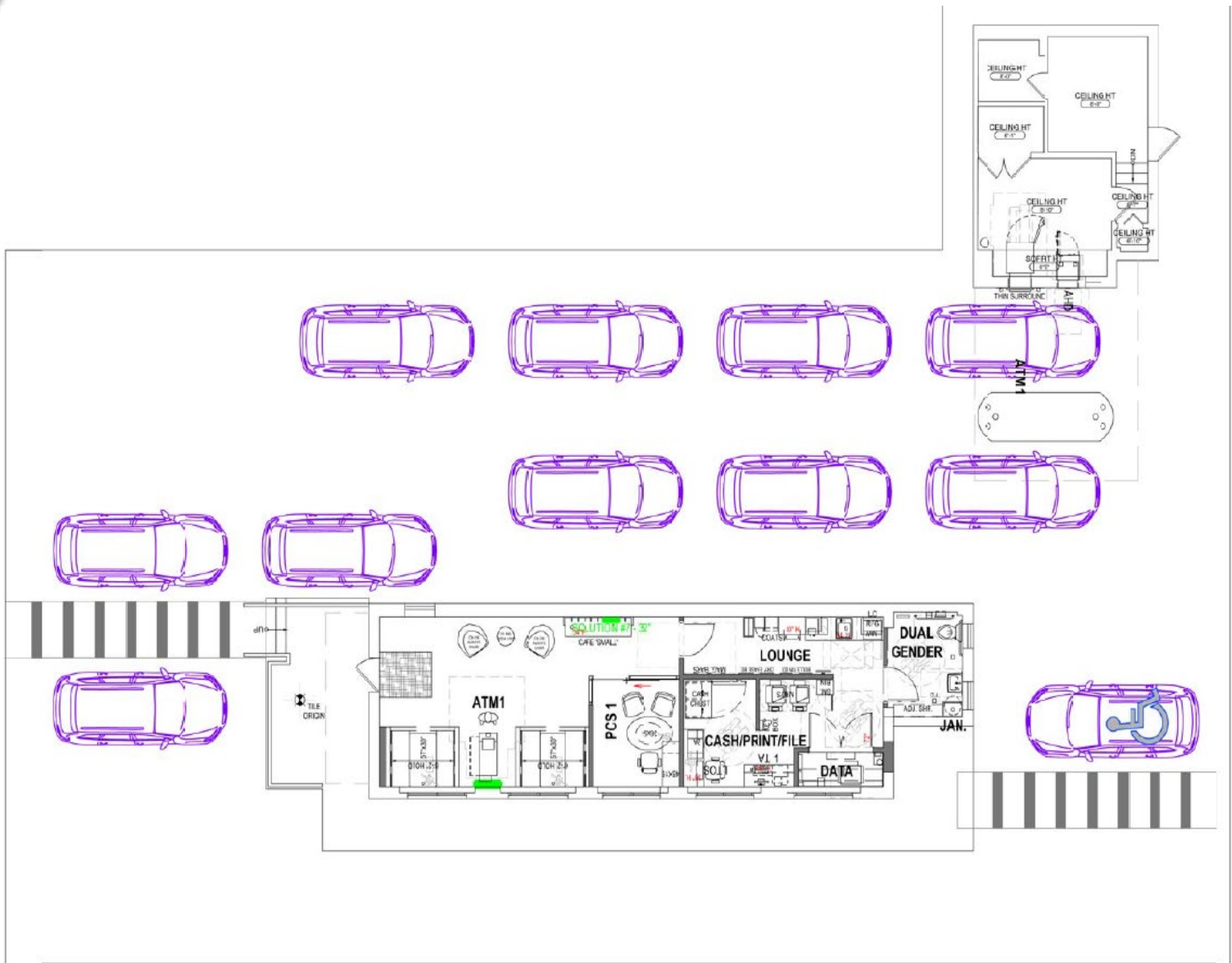
Kevin Greaney / Sr. Director / kevin.greaney@cushwake.com / +1 410 953 6689

Gideon Price / Associate / gideon.price@cushwake.com / +1 410 953 6699

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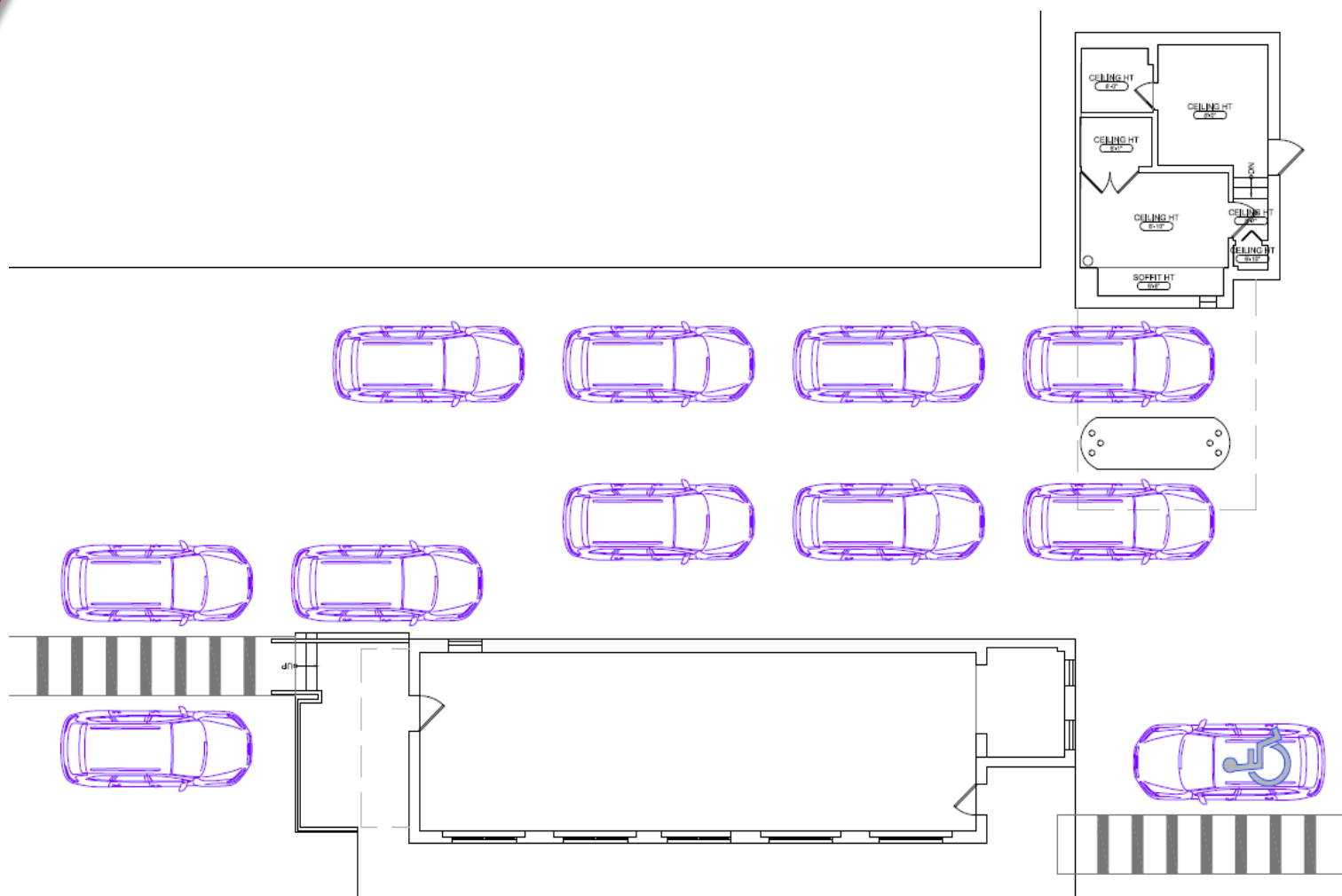
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LOCATION MAP

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