

# 9822 FALLS ROAD

Potomac, MD 20854



For Sublease / Freestanding Bank Building W/ Drive-Thru

WE ARE  
THE CENTER  
OF RETAIL



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BUILDING SPACE	LOT SIZE	RENT	LEASE EXPIRATION
961 SF	1.08 Acres	\$75.00 (NNN)	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



### AVERAGE HOUSEHOLD INCOME



### DAYTIME POPULATION

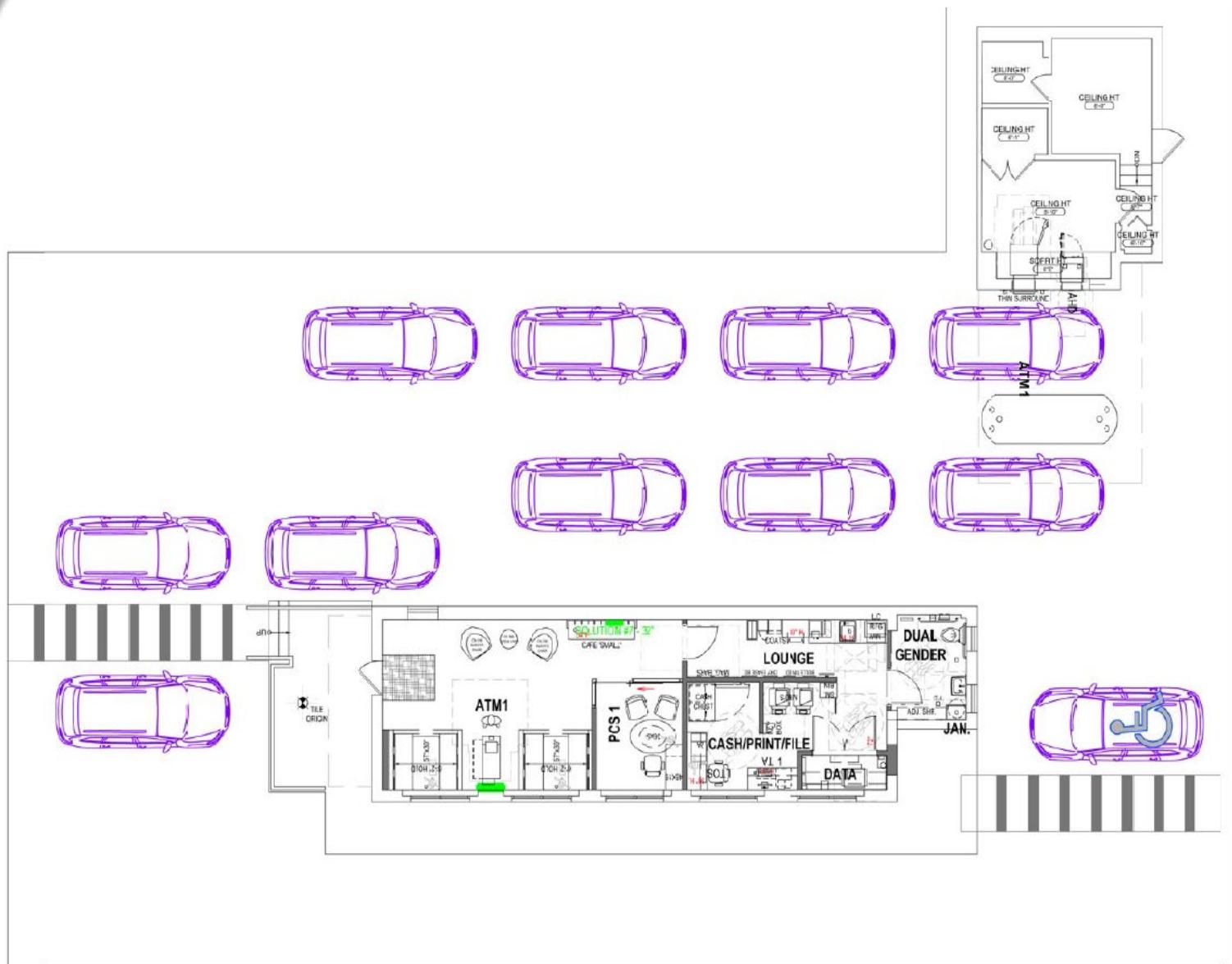
1 Mile	3,998	\$233,157	4,776
3 Miles	36,404	\$230,400	26,696
5 Miles	122,227	\$213,794	111,948

**Kevin Greaney** / Sr. Director / [kevin.greaney@cushwake.com](mailto:kevin.greaney@cushwake.com) / +1 410 953 6689  
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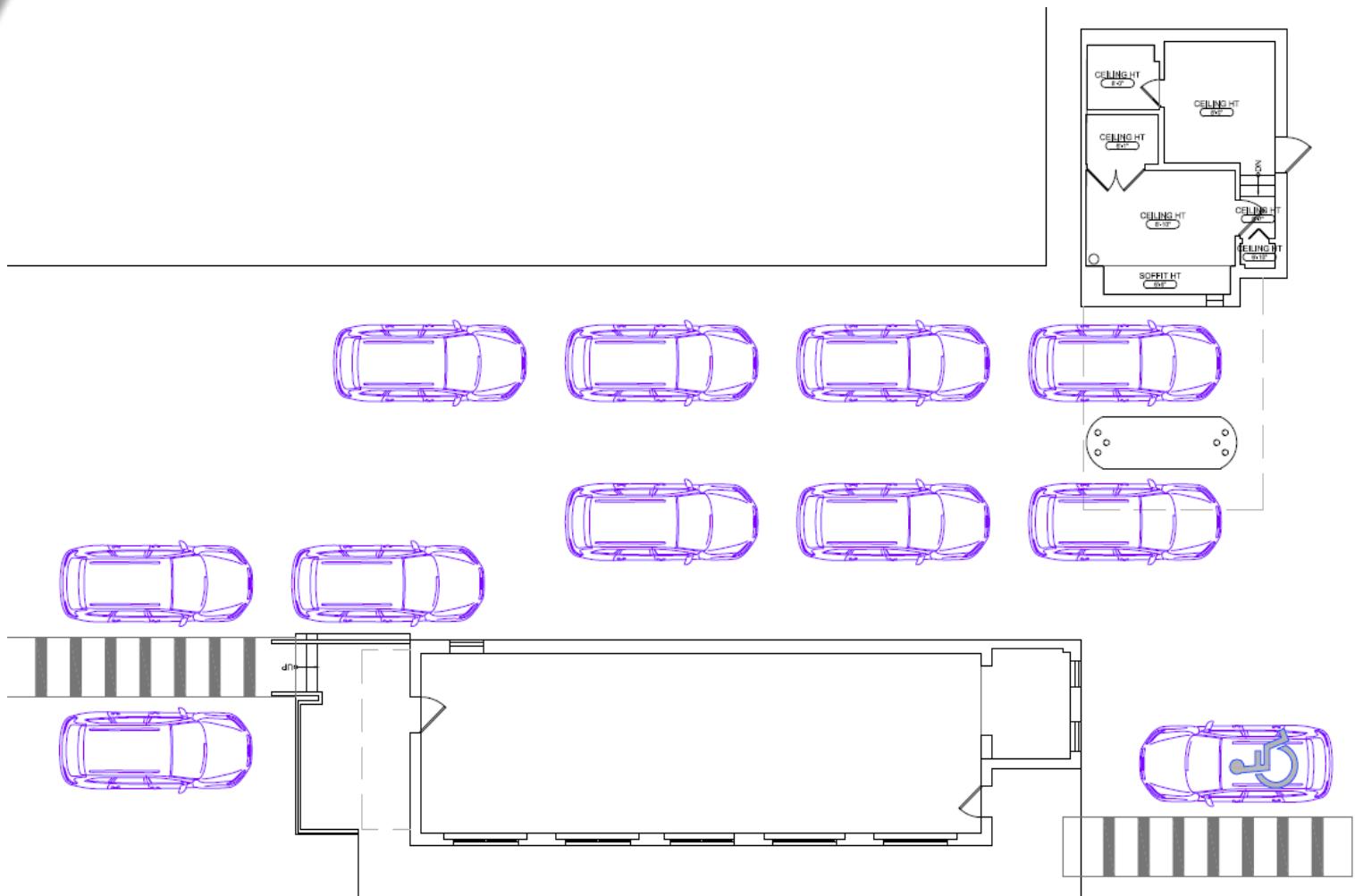


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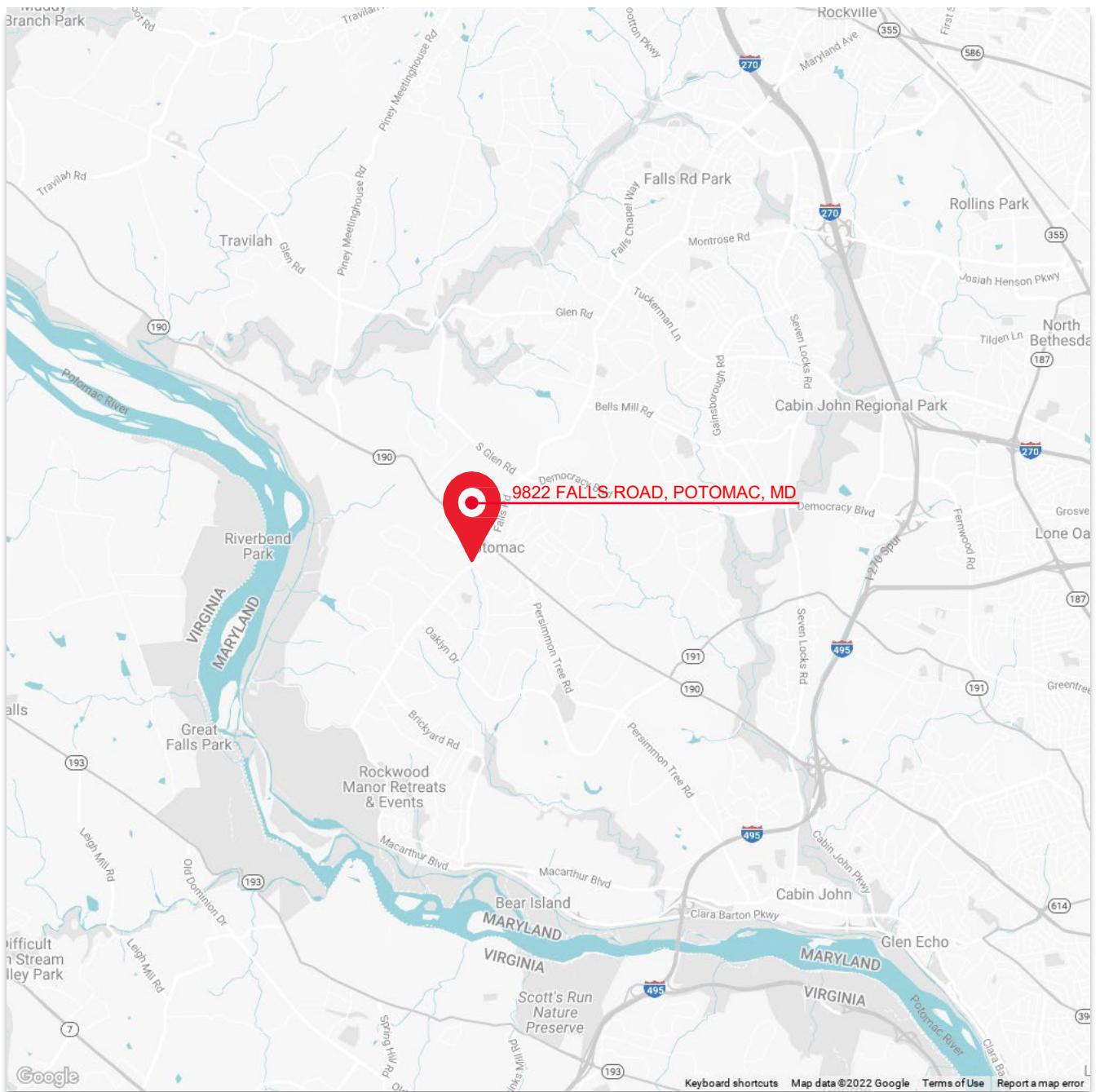


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## LOCATION MAP

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