POTOMAC MEDICAL / OFFICE / RETAIL BUILDING

EXCLUSIVE OFFERING

FOR SALE

9800 Falls Road

Potomac, MD 20854

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For More Information Please Contact:

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ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
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THE OFFERING

9800 Falls Road
Potomac, MD 20854

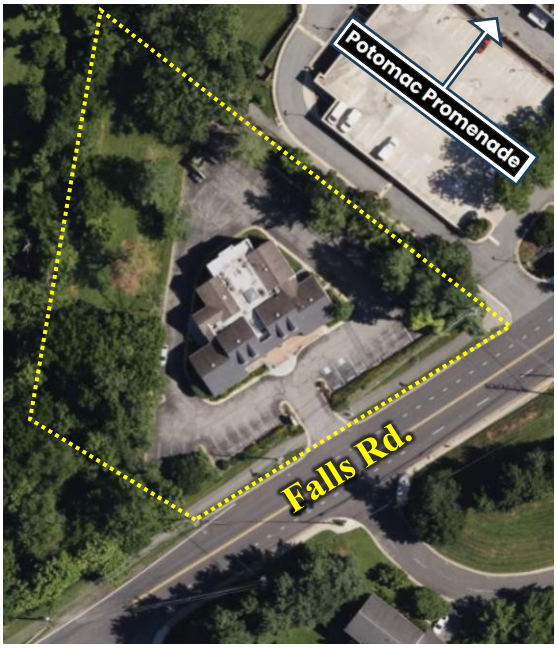
12,266+/- Sq. Ft. Building

14 Medical / Office Units
(7 Tenants Occupying 12 Units)

62,549+/- Sq. Ft. Land

Zoned R-200

Built in 1978 as Suburban Outpatient Care Facility



EXTRAORDINARY OPPORTUNITY

Rare opportunity to purchase a medical building in the heart of Potomac, Maryland, or upzone to retail unlocking additional uses or redevelop. Prominent signage is available. Ample private parking lot with 50 spaces, plus adjacent to multiple restaurants and amenities make this a superb site for attracting employees and clients. Located in the Potomac Village less than 10 minutes from I-495 makes this a great opportunity to lease, own and operate a medical or retail property in one of the best markets in the country.

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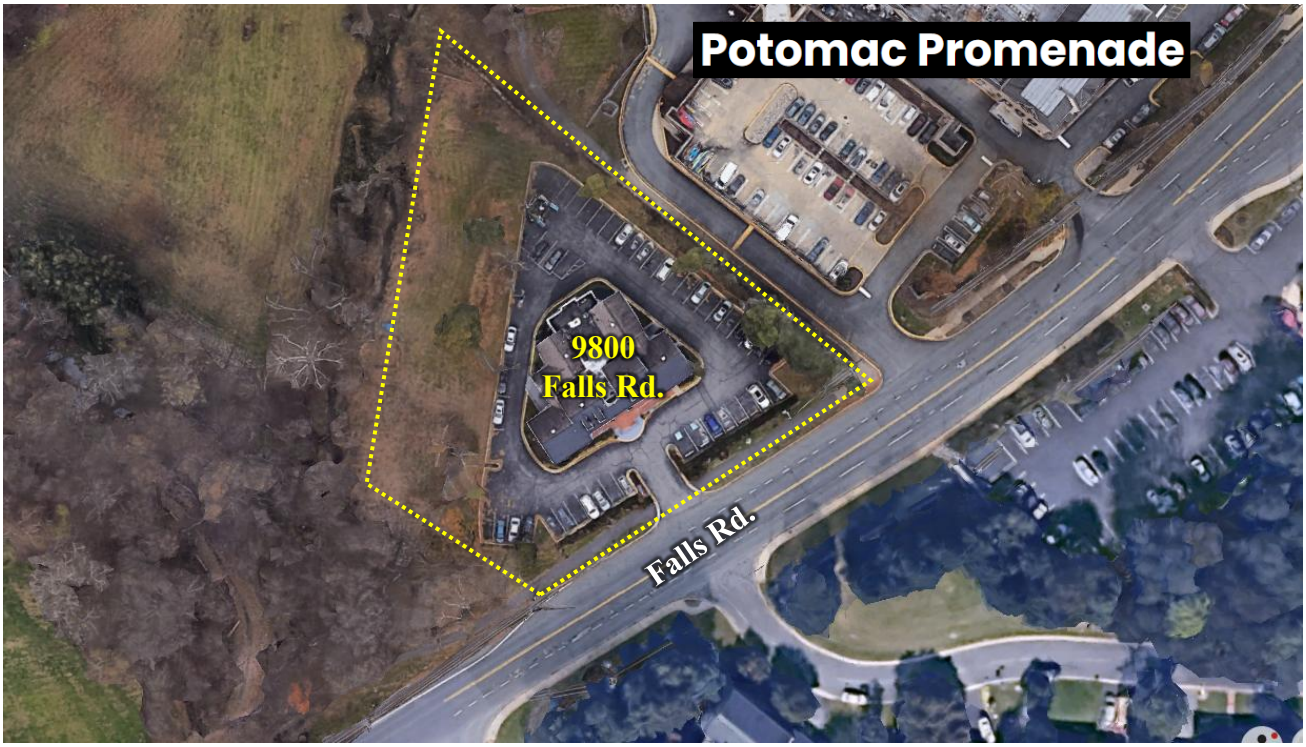
AERIAL VIEWS

With extremely close proximity to Potomac Promenade, Potomac Place, Potomac Village Shopping Center, and all of Potomac's best amenities, 9800 Falls Road is an ideal and highly desirable location.



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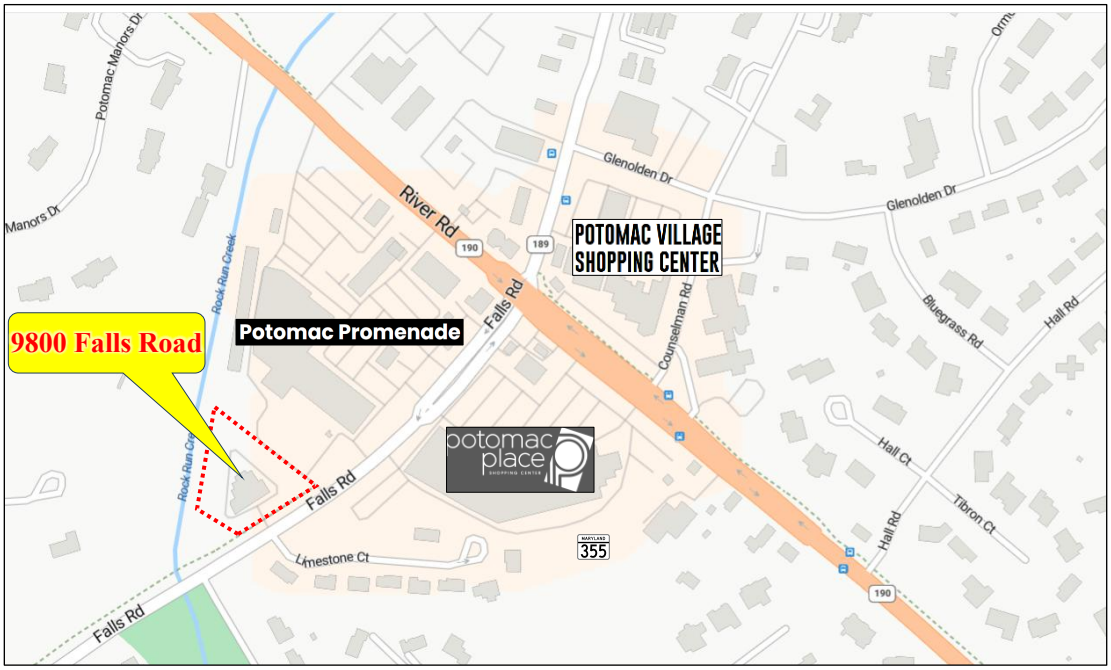
Property Overview

9800 Falls Road (the "Property") consists of approximately 62,549 square feet of land zoned R-200 improved by an approximately 12,266 square foot commercial building built in 1978 with ample onsite parking.



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Property Details

Location
9800 Falls Road, Potomac, Maryland 20854

Lot Size
62,549+/- square feet

Zoning
R-200 - Special Exception for Medical

Year Built
1978

Building Area
12,266+/- square feet

Construction
Masonry

Surface Parking Onsite
Ample (50+/- Spaces)

Exterior Finishes
Brick

HVAC
Eight (8) independent HVAC units serving the building

Utilities
Gas, electric, public sewer & water

Property Taxes
$46,786 (Levy Year 2025)

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TENANT ROSTER

UNIT(S)	TENANT	APPROX. AREA
#101	Potomac Acuclinic	800 S.F.
#102, #103 & #104	Standard Dental	2,400 S.F.
#3 and #4	First Clinic, LLC	1,600 S.F.
#1 and #2	ZITO	1,600 S.F.
#105 and #106	Sunshine Spa	1,600 S.F.
#7	Dr. Joseph A. Debenedictis, DDS	800 S.F.
#5	Live Better Hearing & Balance	800 S.F.
#6	VACANT	800 S.F.
#107	VACANT	800 S.F.

MEASUREMENTS APPROXIMATE

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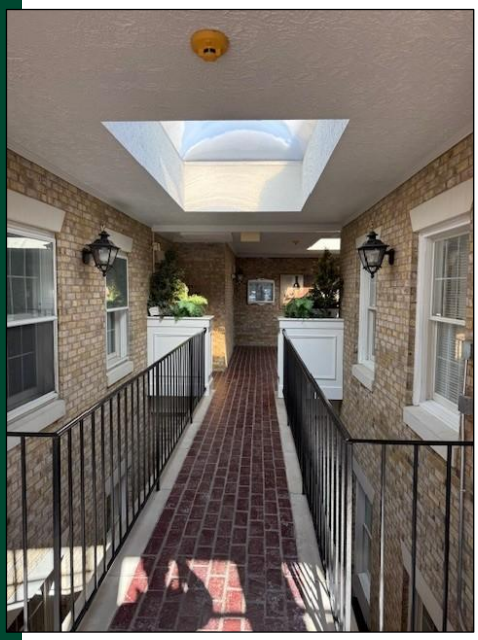

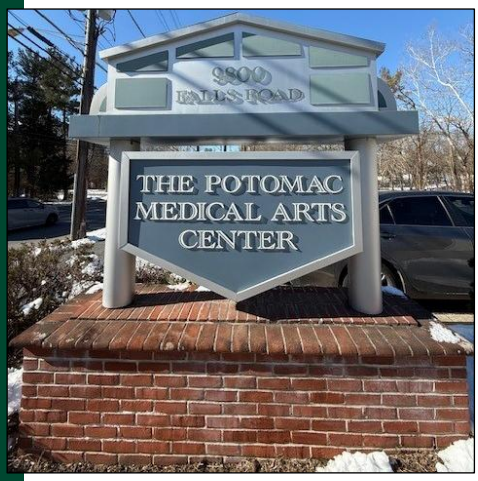

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Potomac Overview

Potomac, Maryland, is an upscale, unincorporated community in Montgomery County, located approximately 14 miles northwest of Washington, D.C., just about a 30-minute drive, with major routes including River Road and I-270.

It is one of the most affluent and highly-educated areas in the United States, known for its sprawling estates, scenic nature, and premier school systems. Potomac is famous for its "castle-like" custom homes on large, manicured lots. As of 2025, the median home price exceeds $1.2 million, with some estates reaching tens of millions. It has historically been ranked among the richest cities in the U.S. based on median household income. Residents are served by the Montgomery County Public Schools system, consistently ranked among the best in Maryland. Top-rated high schools include Winston Churchill and Thomas S. Wootton. The area also hosts elite private institutions like The Bullis School.

Bordered by the Potomac River, the community offers extensive trails and parks. Highlights include:

- Carderock Recreation Area near the Potomac River, and Great Falls Park, famous for the rugged Billy Goat Trail and scenic river views.
- Chesapeake and Ohio (C&O) Canal, popular for hiking, cycling, and kayaking.
- Prestigious golf and country clubs like Congressional Country Club and TPC Potomac at Avenel Farm.

Community Life centers around Potomac Village, a cluster of upscale shops, gourmet grocers, and restaurants at the intersection of Falls and River Roads. Annual events like Potomac Day—featuring a parade and car show—foster a tight-knit, though exclusive, local feel. Potomac offers an array of independent and upscale restaurants. Options range from celebrity chef-owned eateries to longtime staples like Hunter’s Inn.

Potomac, Maryland, maintains an exceptionally high-income, white-collar economy, consistently ranking as one of the most affluent communities in the United States with a median household income exceeding $239,000 as of 2023. While largely residential, the local economy is driven by professional, scientific, and technical services, along with substantial employment in public administration and healthcare. Due to its close proximity to Washington, D.C. and Bethesda, many residents are executives, entrepreneurs, or high-level professionals, contributing to a median property value that often exceeds $1 million. The economy is supported by local upscale retail hubs like Potomac Village and Park Potomac, while benefiting from a highly educated workforce (over 84% with a bachelor’s degree or higher) and a very high homeownership rate of 85.1%.

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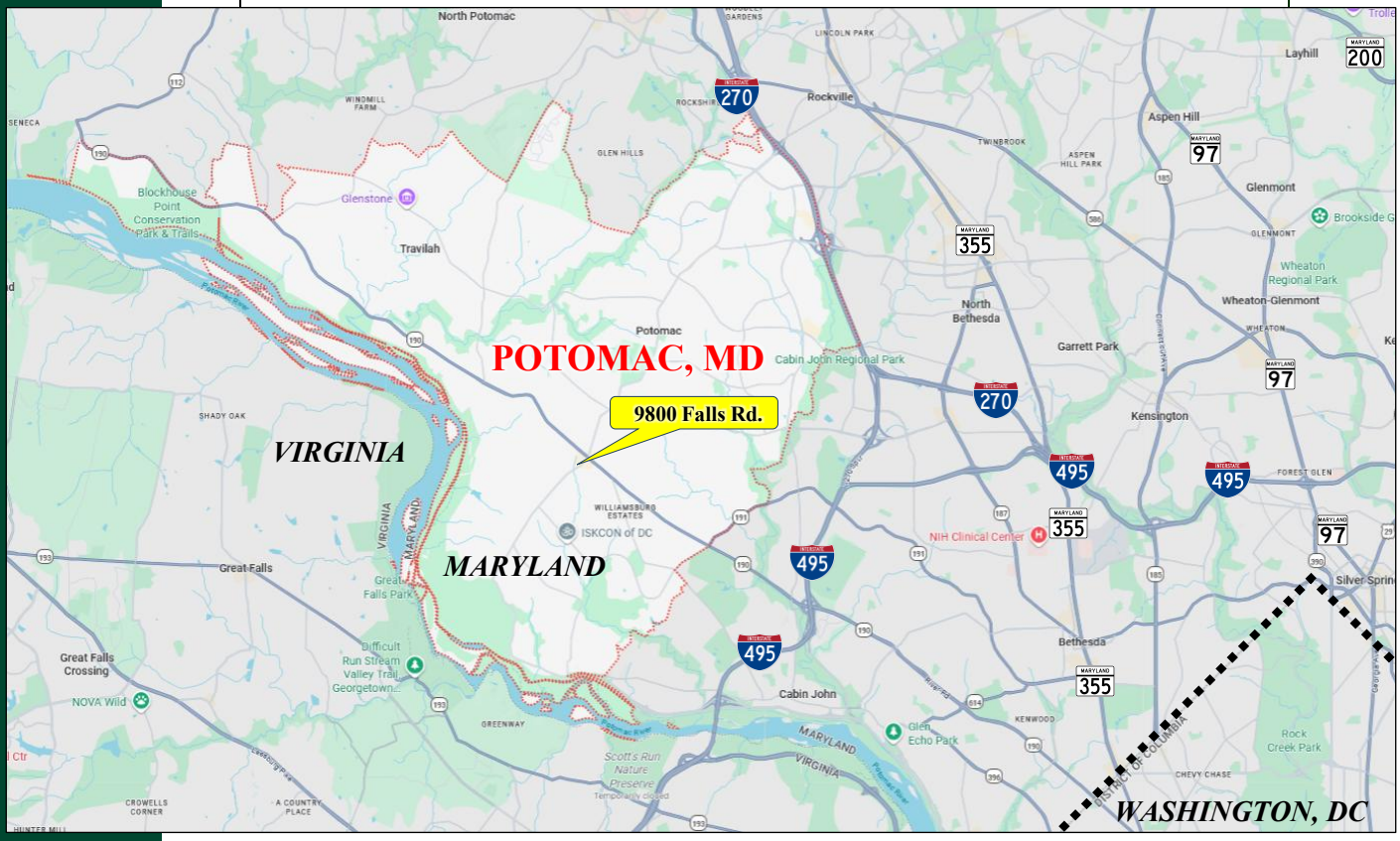
Potomac Overview



Great Falls

Old Angler's Inn

William F. Bolger Center

Falls Road Local Park

Cabin John Ice Rink

Cabin John Regional Park

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