POTOMAC PROMENADE

9812 FALLS ROAD
POTOMAC, MD 20854



OWNED BY: CDG

klnb



Retail for Lease

- Giant-anchored shopping center in the heart of Potomac, MD at the intersection of River Road and Falls Road.
- One of the wealthiest and most affluent zip codes in the D.C metro area, with average household incomes exceeding $340,000 within 1-mile.
- Discreetly Marketing:
  1,000 SF inline space coming available July 1, 2027.

Join these Retailers

Giant · Atlantic Union Bank · FIVE GUYS · KUMON · TRUIST · The UPS Store · WELLS FARGO · RTR PILATES · moby dick HOUSE OF KABOB

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Demographics

	1-MILE	3-MILES	5-MILES
Population	3,741	35,930	122,078
Daytime Population	4,580	31,069	128,844
Households	1,215	12,156	41,724
Average Household Income	$349,809	$341,698	$315,098

Traffic Counts | 2025:

Falls Road	13,711 ADT
River Road	15,361 ADT



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Market

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Midview

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DISCREET:
DO NOT DISTURB

SUITE	OCCUPANT	SQFT
100	Giant	42,965
101	Potomac Nails	648
102	Moby Dick House of Kabob	1,391
103	Truist Bank	1,854
104	Fire Wok	1,688
105	Normandy Cleaners	1,396
106	Whelan's Beer and Wine	2,309
107	Five Guys Burgers and Fries	1,306
108/109	Potomac Pizza/ Bagels 'n Grinds	5,460
110	VACANT	4,300
112	Village Eye Centers [Available 7/1/2027]	1,000
113	Kumon Math and Reading Center	1,050
114	The UPS Store	917
116	Kicks Karate	2,300
117	AT LEASE	3,995
120	Fit Club	508
121	The Lucky Penny 1	1,006
124	Potomac Dermatology	2,471
125	Atlantic Union Bank	2,163
126-7	C2 Education	3,388
201	Rock the Reformer Pilates	3,458
400	Wells Fargo	2,259

- Available
- At Lease
- Leased
- N.A.P

Site Plan

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