

Building Size | 3,600 SF

Lot Size | .35 Acres

Timing | Mid 2025

Rent/Nets | Available Upon Request

POTOMAC YARDS

CONTACT

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HIGHLIGHTS

- Ranking among the top ten power centers in the region
- .35 acre free standing corner building along signalized intersection with a 14-space parking lot
- High visibility along Route 1 with prominent signage opportunities, averaging 18,868 cars per day
- Located in Potomac Yards, a rapidly growing area with strong economic potential

NEARBY TENANTS







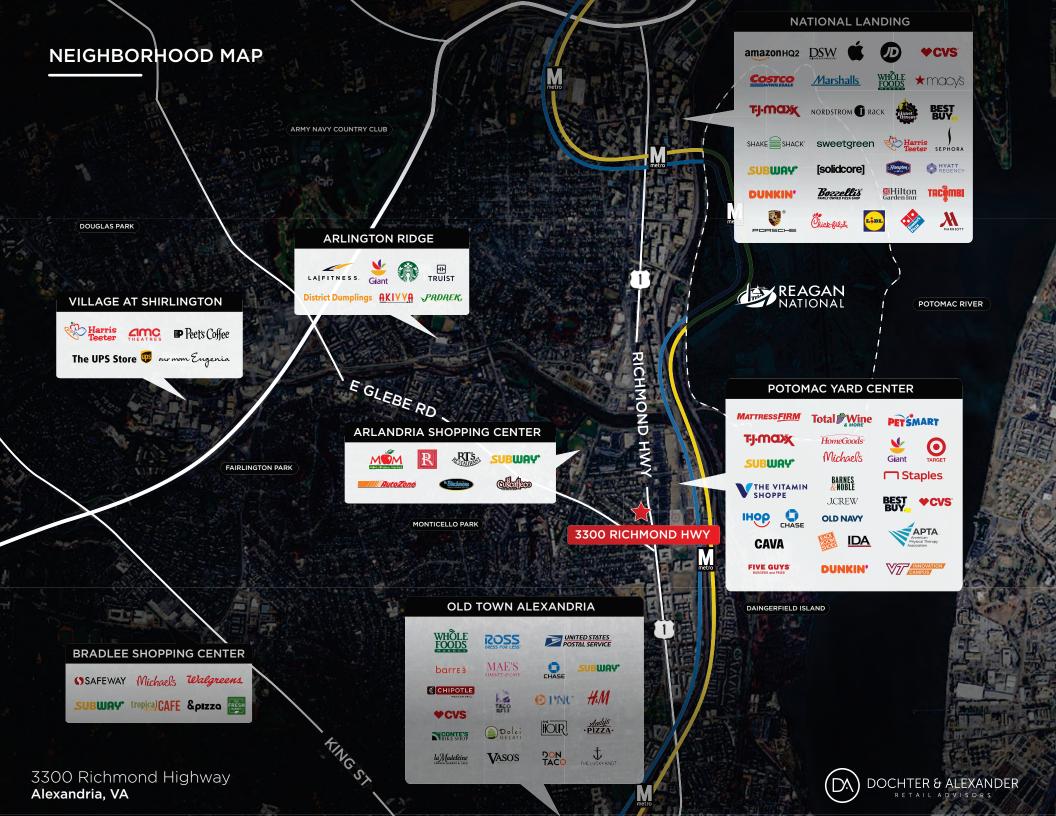


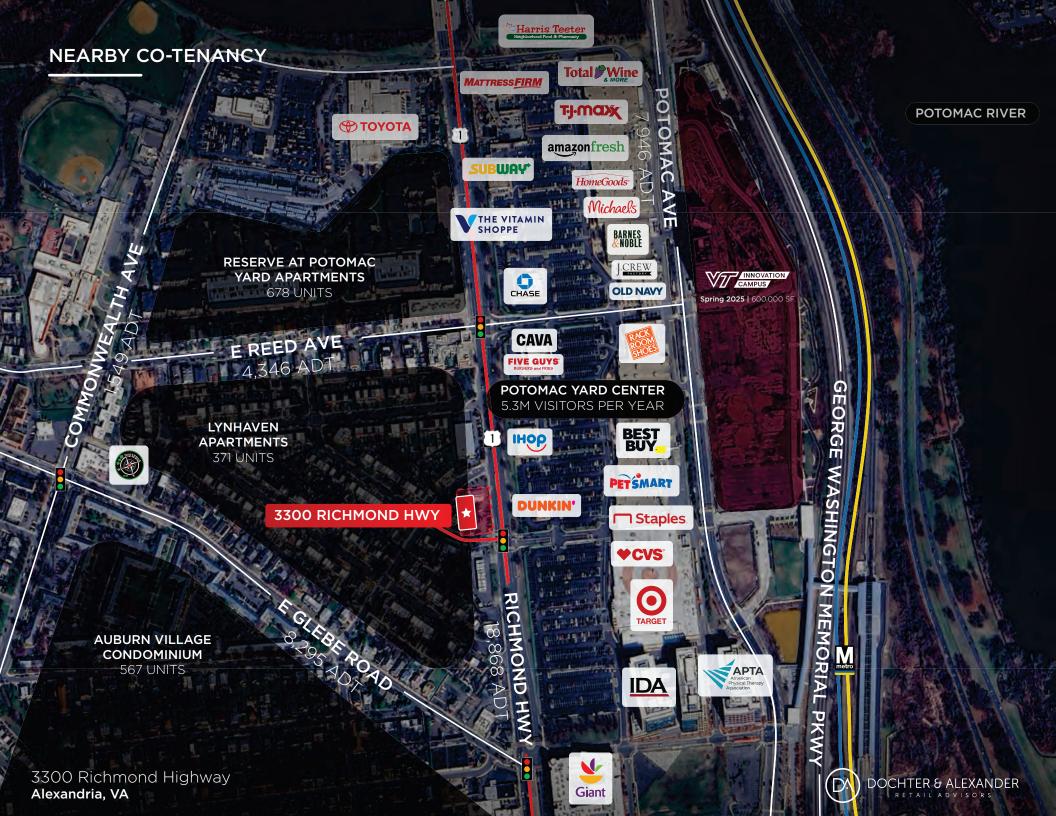












FLOORPLAN



SPECS

Building Size | 3,600 SF

Lot Size | .35 Acres

Parking Lot | 14 - 20 Spaces

Timing | Mid 2025

Rent/Nets | Available Upon Request

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QUICK SERVICE RESTAURANTS

AVERAGE SALES VOLUME PSF

\$1,163

IN 2021

1,483

3,454 CONSTRUCTION

*2023 Data

APARTMENT DEVELOPMENTS

WITHIN 1 MILE

5,636 BROKE GROUND PROPOSED & UNDER EXISTING

AVERAGE WEEKLY METRO RIDERS

FROM POTOMAC YARDS

8,540 IN 2024

POTOMAC YARD CENTER

2021 SALES VOLUME

\$110M A TOP 5 NATIONAL **TARGET** PERFORMER

DEMOGRAPHICS*	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	24,344	196,083	638,279
AVERAGE HOUSEHOLD INCOME	\$187,440	\$168,739	\$152,877
TOTAL HOUSING UNITS	12,064	103,343	331,105
FOOD AWAY FROM HOME (AVG)	\$6,818	\$6,126	\$5,580

