



END CAP w/ DRIVE THRU

# POTOMAC VILLAGE

112740-12788 Old Fort Road | Fort Washington, MD

DANIEL PATRIZIO  
410.905.5364  
dan@paracleteready.com

# PROPERTY HIGHLIGHTS



## RETAIL FOR LEASE

### AVAILABLE

*END CAP W/ DRIVE THRU*

### PROPERTY OVERVIEW

located in Ft. Washington, MD just south the National Harbor offering easy commuter access to Andrews AF Base, Virginia & DC

Potomac Village offers surface retail parking and proximity to the highly trafficked Indian Head Highway

### LOCAL TRAFFIC

Indian Head Highway (South 210)

58,791 apd

Indian Head Highway (North 210)

60,502 apd

Old Fort Road

9,010 apd

### JOIN:

**POPEYES**



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# SITE PLAN



## TENANT ROSTER

12740	Former Bank w/DT	2,800sf
12746	Planet Fitness	21,850sf
12754	Family Food Mart	2,000sf
12758	Asian Star Chinese	1,800sf
12760	Charlie's Pizza	1,280sf
12762	4 Star Nail Salon	1,280sf
12764	AVAILABLE	1,280sf
12766	AVAILABLE	1,280sf
12768	AVAILABLE	1,280sf
12770	Juicy Bucket Seafood	12,560sf
12778	Suite by Jay	2,562sf
12780	Fresenius	9,289sf
12786	Dentist	1,280sf
12788-D	Dollar General	12,579sf
12788-C	Active Physical Therapy	4,252sf
12788-B	Brother's Liquors	2,900sf
12788-A	Black Belt Academy	2,880sf
12788	Pink Beauty	5,990sf
12794	Popeye's	PAD

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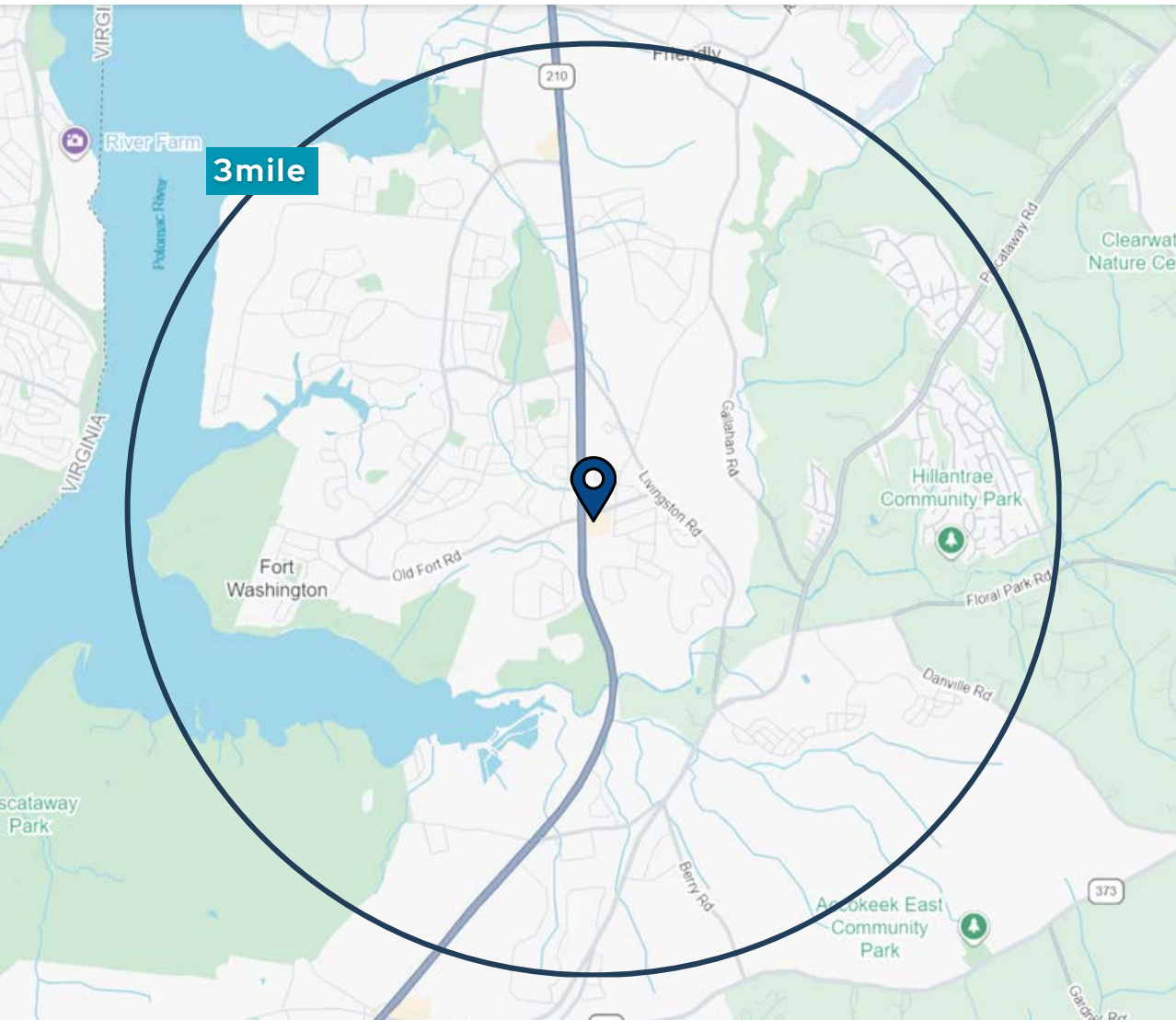


# DEMOGRAPHICS

## By RADIUS

3mile	5miles	7miles
POPULATION		
28,875	80,908	267,753
HOUSEHOLDS		
10,355	29,187	99,857
MEDIAN HOUSEHOLD INCOME		
\$185.4k	\$176.2k	\$146.0k

3mile

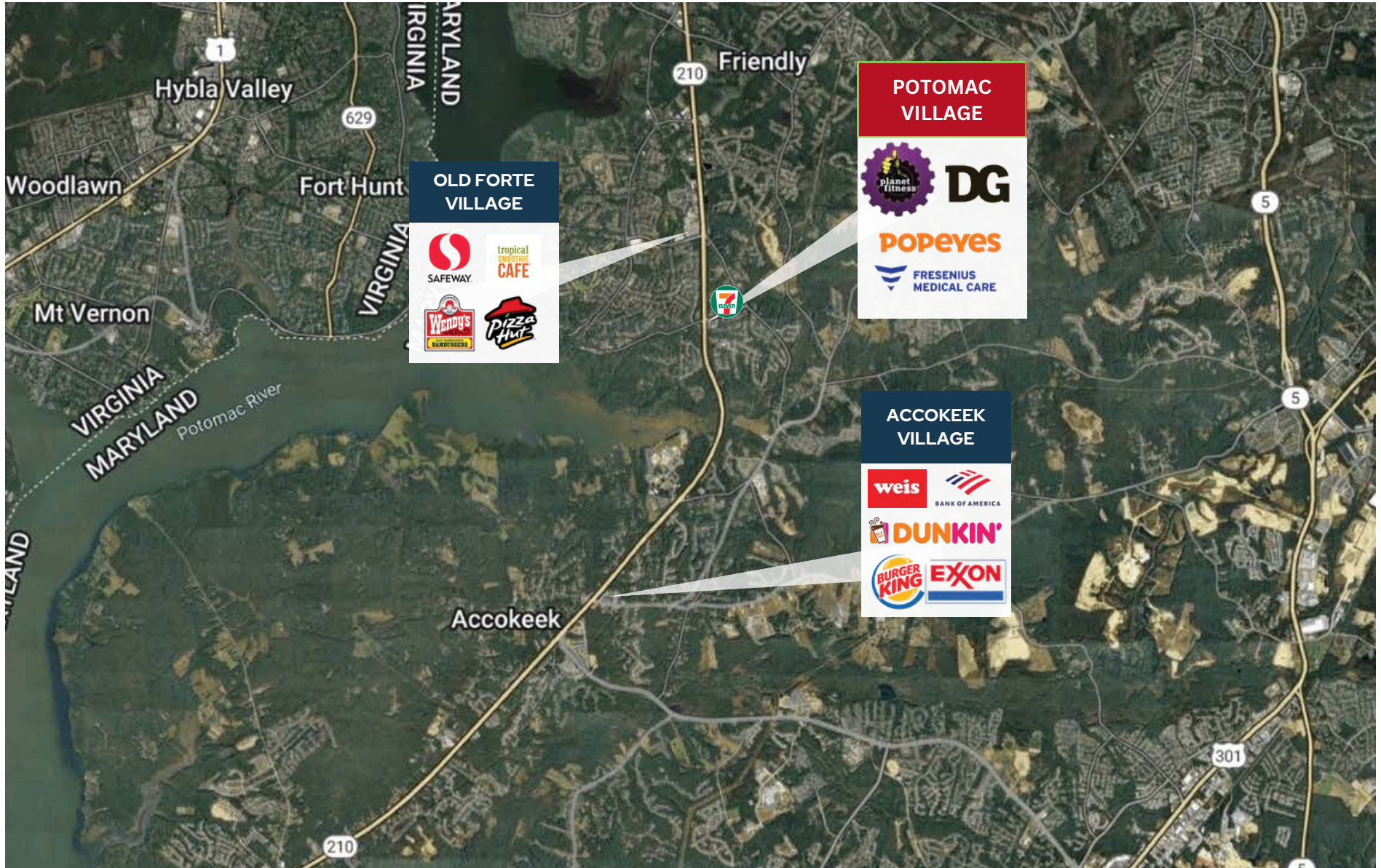


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# MARKET AERIAL



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**PARACLETE**  
retail real estate advisors

2000 Duke Street, Suite 300 | Alexandria, VA 22314  
703.972.6000

<http://www.paracletereadty.com>

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