

WELCOME TO

PARK
POTOMAC

streetsense.



DOWNTOWN POTOMAC

A curated collection of food, shops, offices, homes, and fun.





UNIQUELY POTOMAC

Montgomery County's wealthiest neighborhood. An enviable destination that's quick and easy to get to. And a community of high-end specialty retail, restaurants, services, and a 46,000-square-foot Harris Teeter grocery store ready to welcome more businesses to its mix.

Park Potomac serves up a destination for residents of the community as well as the Greater Washington, DC Metro Area. It's city life, the way it should be: A metropolitan neighborhood that makes everyone feel right at home—and makes them want to return again and again.



EXECUTIVE SUMMARY

PROJECT

Park Potomac

PROJECT OVERVIEW

- 150,000 SF of Retail
- 570,000 SF of Class A Office
- 297 Luxury Apartments
- 150 Luxury Condominiums
- 150 Luxury Townhomes

LOCATION

Seven Locks Road & Montrose Road (at I-270)
Potomac, Maryland

TRAFFIC COUNTS

Seven Locks Rd: 18,031 vpd (2013)
 Montrose Rd: 58,470 vpd (2013)
 Interstate 270: 267,291 vpd (2013)

DEVELOPER

Foulger-Pratt Companies

JOIN



A POPULATION THAT CAN AFFORD TO INDULGE.

The area's demographic profile is extremely strong. The majority of nearby residents fall into the "top rung" socioeconomic category, followed by "connoisseurs" and "metro renters," making this one of the wealthiest consumer markets in the country.

MONTGOMERY COUNTY

- The center of the region's federal and advanced technology marketplace
- Next door to the nation's capital
- Home to more than 200 biotech companies and industry leaders
- 19 federal agencies are headquartered in Montgomery County, including the National Institutes of Health, the National Institute of Standards and Technology, and the US Food and Drug Administration

POTOMAC, MD

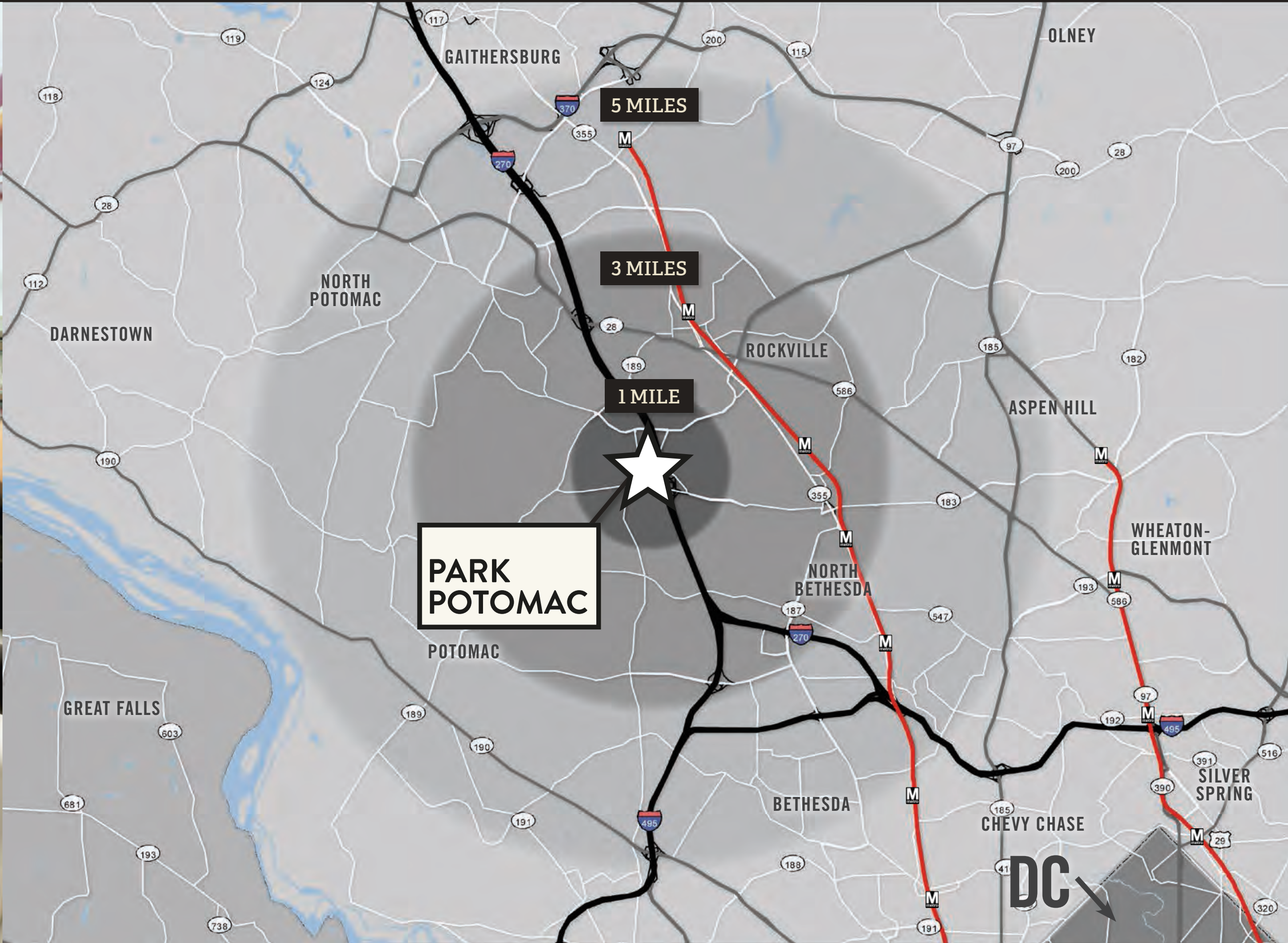
- Named by Forbes as the 7th most-educated American small town
- One of the greatest concentrations of "the 1 percent" in America
- Maryland has the most millionaires per capita for the third year in a row*

*Money News, January 2014

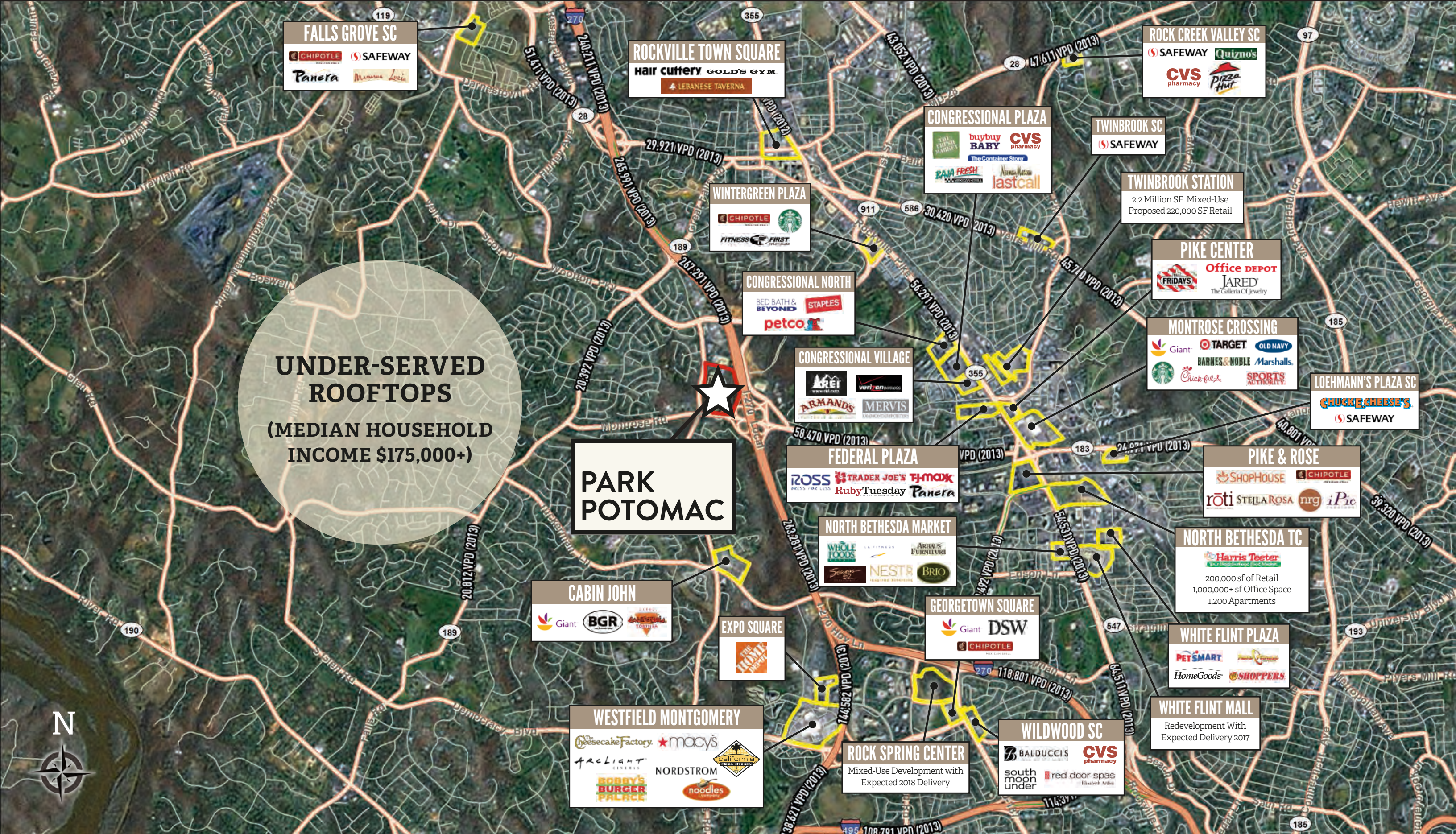


	ONE MILE	THREE MILES	FIVE MILES
POPULATION 2013	8,303	106,135	268,896
GROWTH 2000-2013	2.76%	11.18%	13.94%
PROJECTED GROWTH 2013-2018	5.83%	4.90%	5.01%
MEDIAN HOME VALUE 2013	\$631,053	\$539,628	\$492,274
DAYTIME POPULATION 2013	4,720	96,834	182,441

LOCATOR MAP



AERIAL OVERVIEW



UNDER-SERVED ROOFTOPS
 (MEDIAN HOUSEHOLD INCOME \$175,000+)

PARK POTOMAC

FALLS GROVE SC
 CHIPOBLE SAFEWAY
 Panera Mamma Lucia

ROCKVILLE TOWN SQUARE
 hair cuttery GOLD'S GYM
 LERANESE TAVERNA

ROCK CREEK VALLEY SC
 SAFEWAY Quiznos
 CVS pharmacy Pizza Hut

CONGRESSIONAL PLAZA
 buybuy BABY CVS pharmacy
 The Container Store
 EWA FRESH lastcall

TWINBROOK SC
 SAFEWAY

TWINBROOK STATION
 2.2 Million SF Mixed-Use
 Proposed 220,000 SF Retail

WINTERGREEN PLAZA
 CHIPOBLE Starbucks
 FITNESS FIRST

PIKE CENTER
 FRIDAYS Office DEPOT
 JARED The Galleria Of Jewelry

CONGRESSIONAL NORTH
 BED BATH & BEYOND STAPLES
 petco

MONTROSE CROSSING
 Giant TARGET OLD NAVY
 BARNES & NOBLE Marshalls
 Chick-fil-e SPORTS AUTHORITY

CONGRESSIONAL VILLAGE
 ARIE veri on
 ARMANDS MERVIS

LOEHMANN'S PLAZA SC
 CHUCKE CHEESE'S
 SAFEWAY

FEDERAL PLAZA
 ROSS TRADER JOE'S TJ-MAXX
 Ruby Tuesday Panera

PIKE & ROSE
 SHOPHOUSE CHIPOBLE
 roti STELLA ROSA mrg iPic

NORTH BETHESDA MARKET
 WHOLE FOODS LA FITNESS ARMAN'S FURNITURE
 NESTLE BRIO

NORTH BETHESDA TC
 Harris Teeter
 200,000 sf of Retail
 1,000,000+ sf Office Space
 1,200 Apartments

CABIN JOHN
 Giant BGR CALIFORNIA TORTELLA

GEORGETOWN SQUARE
 Giant DSW
 CHIPOBLE

WHITE FLINT PLAZA
 PETSMART HomeGoods SHOPPERS

EXPO SQUARE
 THE HOME DEPOT

WESTFIELD MONTGOMERY
 The Cheesecake Factory macy's
 arclight NORDSTROM
 BOBBY'S BURGER PALACE noodles

ROCK SPRING CENTER
 Mixed-Use Development with
 Expected 2018 Delivery

WILDWOOD SC
 BALDUCCIS CVS pharmacy
 south moon under red door spas

WHITE FLINT MALL
 Redevelopment With
 Expected Delivery 2017

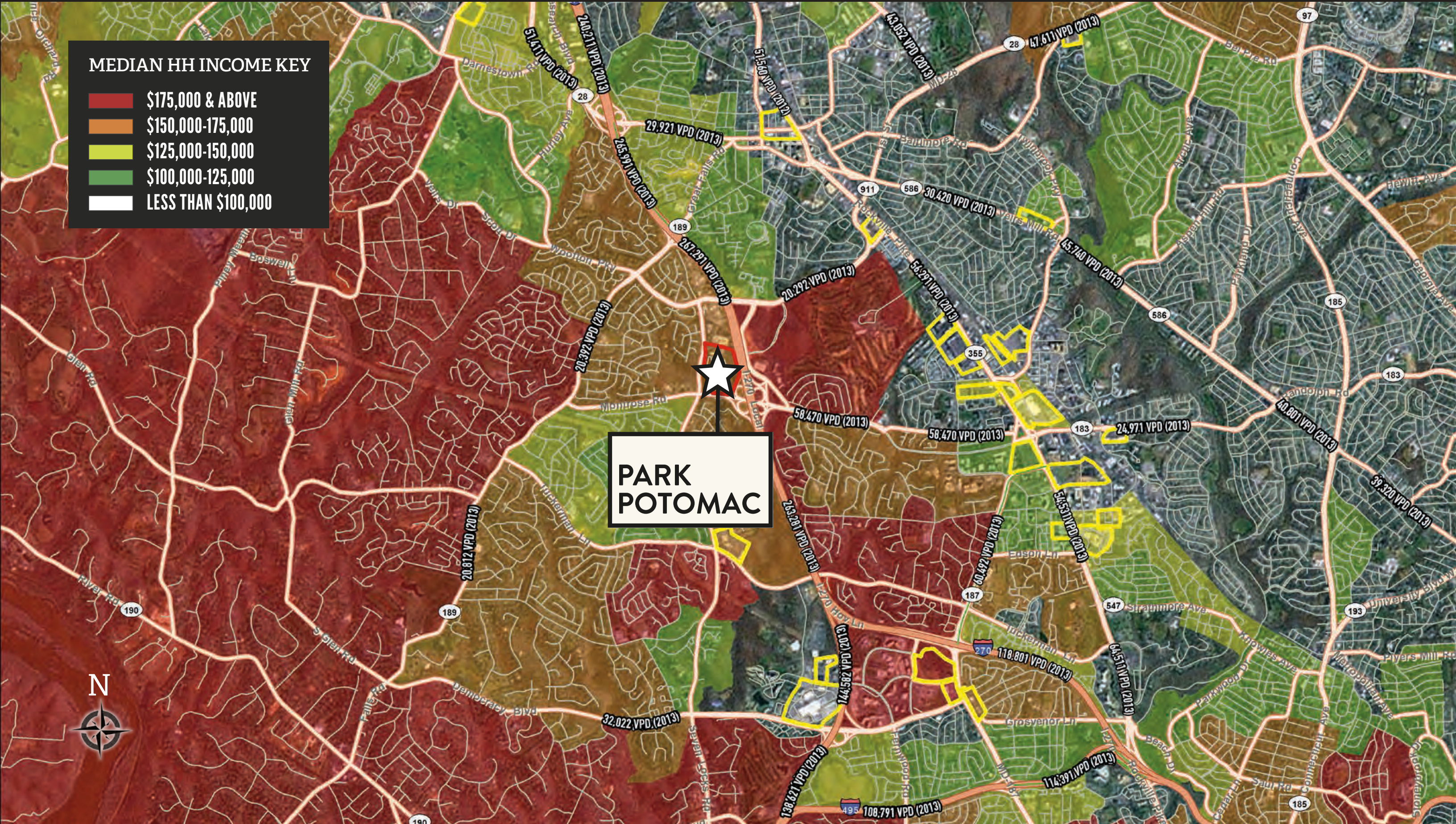


AERIAL INCOME

MEDIAN HH INCOME KEY

- \$175,000 & ABOVE
- \$150,000-175,000
- \$125,000-150,000
- \$100,000-125,000
- LESS THAN \$100,000

PARK
POTOMAC



AERIAL SITE PLAN | PHASE II (OUTLINED)



LIFETIME
FITNESS

DEPARTMENT OF JUSTICE

FORTUNE TERRACE

POTOMAC WOODS PLAZA



PRESERVE PARKWAY



SEVEN LOCKS ROAD
18,031 VPD (2013)

TOWER OAKS BLVD

DWIGHT D EISENHOWER HIGHWAY - 267,291 VPD (2013)



CADBURY AVE

Residential Over Retail

Office Over Retail

Residential Over Retail

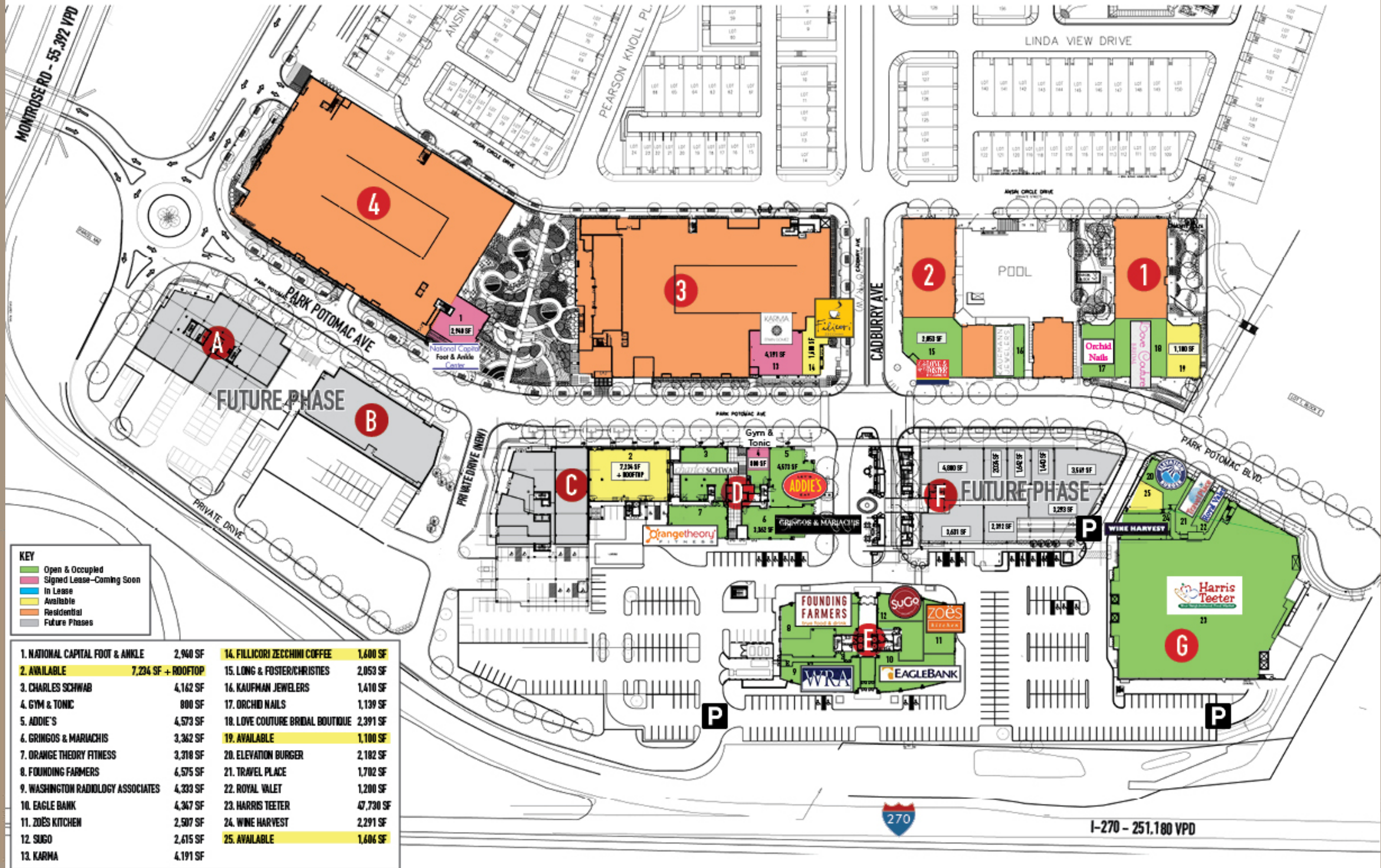
Office Over Retail



MONTROSE ROAD - 58,470 VPD (2013)



LEASE PLAN



KEY

- Open & Occupied
- Signed Lease - Coming Soon
- In Lease
- Available
- Residential
- Future Phases

1. NATIONAL CAPITAL FOOT & ANKLE	2,940 SF	14. FILLICORI ZECCHINI COFFEE	1,600 SF
2. AVAILABLE	7,234 SF + ROOFTOP	15. LONG & FOSTER/CHRISTIES	2,053 SF
3. CHARLES SCHWAB	4,162 SF	16. KAUFMAN JEWELERS	1,410 SF
4. GYM & TONIC	800 SF	17. ORCHID NAILS	1,139 SF
5. ADDIE'S	4,573 SF	18. LOVE COUTURE BRIDAL BOUTIQUE	2,391 SF
6. GRINGOS & MARIACHIS	3,362 SF	19. AVAILABLE	1,100 SF
7. ORANGE THEORY FITNESS	3,310 SF	20. ELEVATION BURGER	2,182 SF
8. FOUNDING FARMERS	6,575 SF	21. TRAVEL PLACE	1,782 SF
9. WASHINGTON RADIOLOGY ASSOCIATES	4,333 SF	22. ROYAL VALET	1,200 SF
10. EAGLE BANK	4,347 SF	23. HARRIS TEETER	47,730 SF
11. ZOË'S KITCHEN	2,507 SF	24. WINE HARVEST	2,291 SF
12. SUGO	2,615 SF	25. AVAILABLE	1,606 SF
13. KARMA	4,191 SF		



I-270 - 251,180 VPD

WHY PARK POTOMAC

A much-awaited vibrant center: **Downtown Potomac.**

150,000 SF of retail space and **570,000 SF of Class A office space**, anchored by an established 46,000 SF Harris Teeter grocery store.

297 luxury apartments (in addition to the existing 150 luxury condominiums and 150 luxury townhomes).

Convenient location **right off I-270** at Seven Locks Road and Montrose Road.

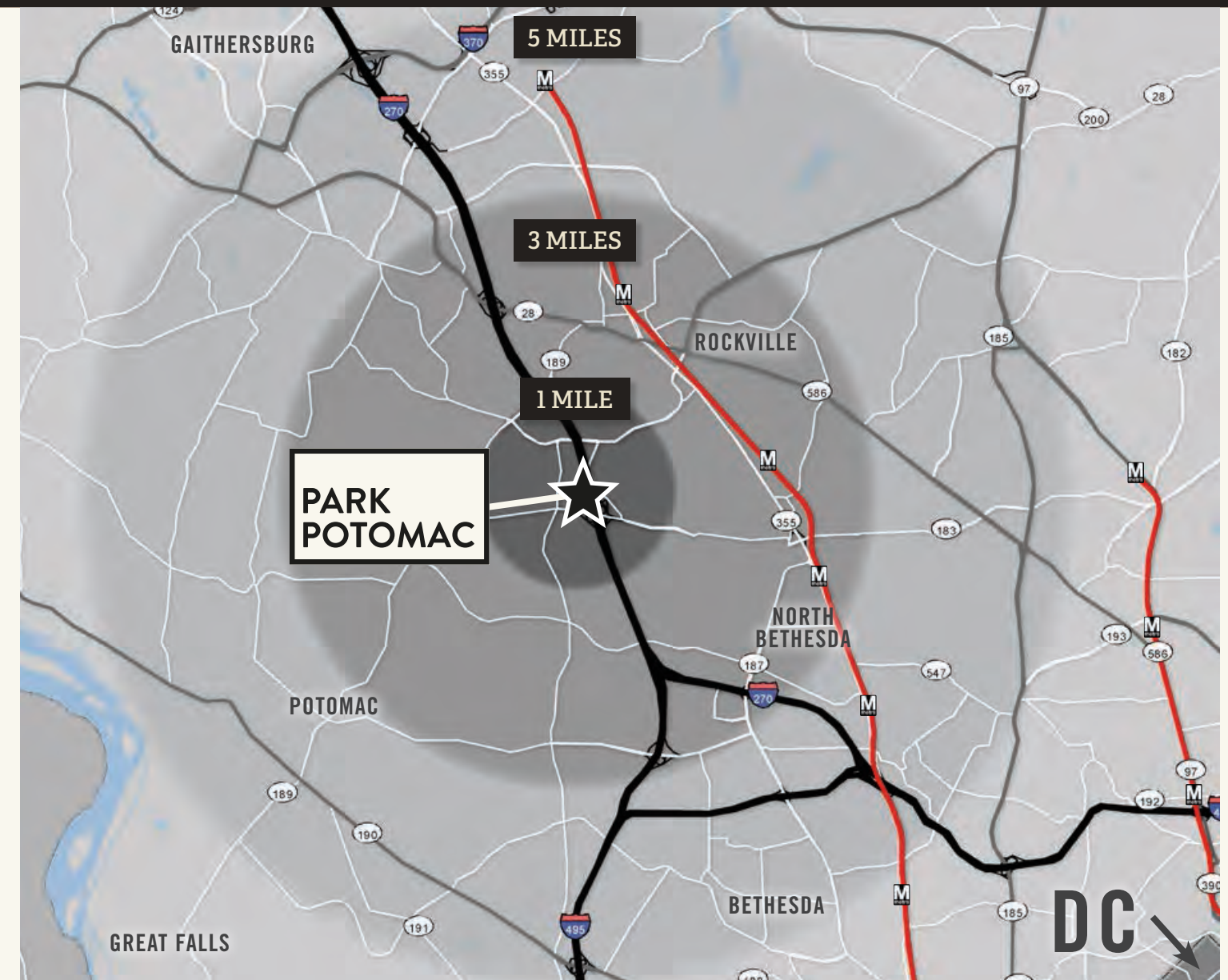
Surrounded by the **wealthiest neighborhoods** in Montgomery County whose residents are craving a place that serves their unique dining and retail needs.

Majority of nearby residents fall into the **Top Rung socioeconomic category**, in addition to Park Potomac's solid core of professionals with disposable income.

Located at the center of the region's federal and advanced technology marketplace, and home to more than 200 biotech companies and industry leaders.

96,834 employees work within a three-mile radius.

The median household income within a three-mile radius is \$102,121, with a population of 106,135 that is expected to grow 4.9% in the next five years.





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Contact Information

Kelly Silverman | 240.793.6821
kelly.silverman@cbre.com