



RETAIL C  
1,504 SF

RETAIL E  
1,585 SF



Conceptual rendering only

### AREA RETAILERS:



### PROPERTY HIGHLIGHTS:

- New Shopping Center Construction
- 1,504 SF and 1,585 SF Retail Available
- Join Giant Food at established Community Shopping Center hub
- Located on/Visible from Indian Head Highway (US Route 210 - 61,490 ADT)
- Fort Washington & Oxon Hill Neighborhoods
- New residential growth within easy commute of downtown Washington DC and Northern VA

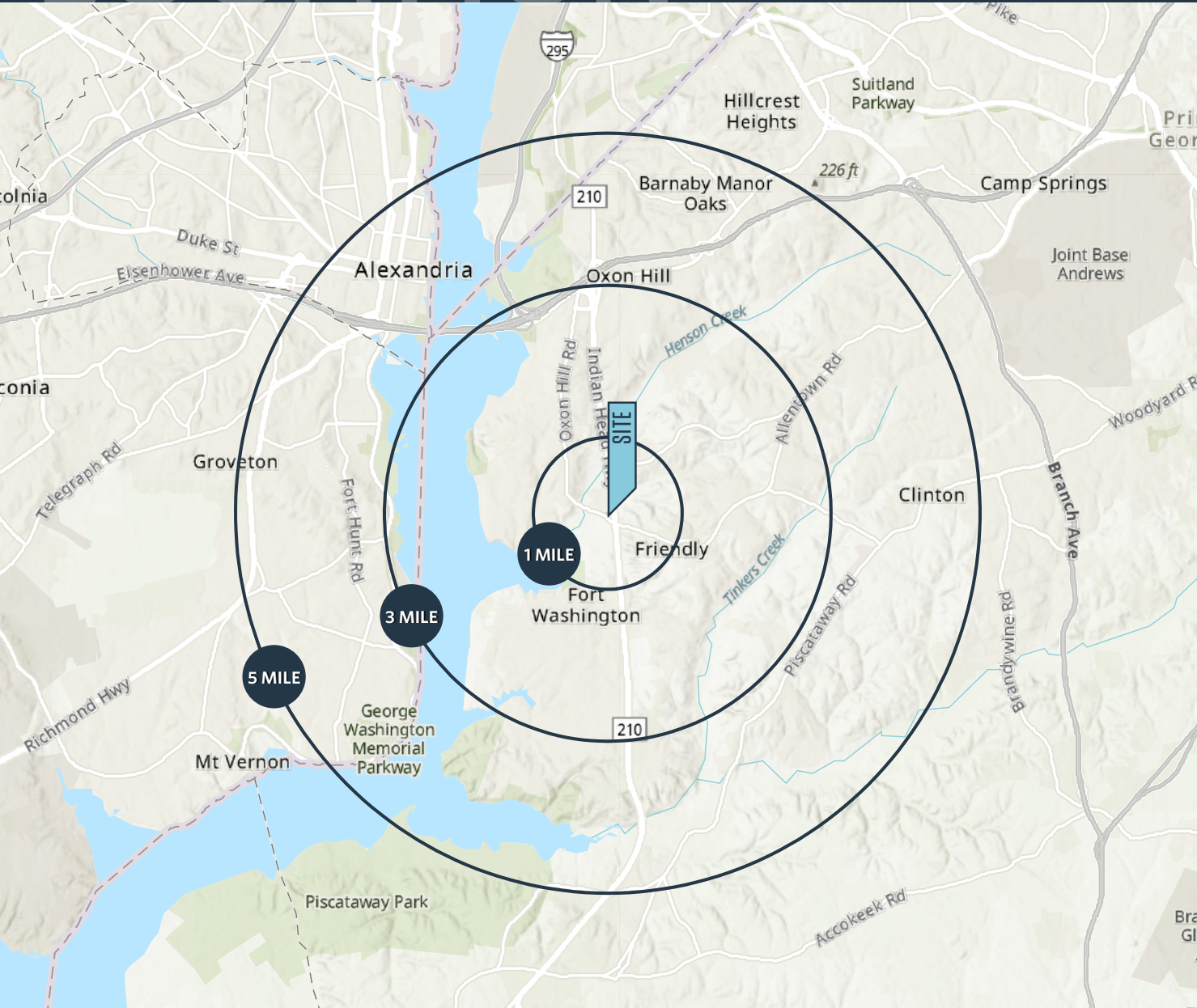
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# LOCATION

# THE SHOPPES AT LIVINGSTON SQUARE

9580 LIVINGSTON RD, FORT WASHINGTON, MD 20744



## AVAILABLE SPACE

| SIZE                        | RATE PSF                  | EXTRA CHARGES | CONDITION                   | DELIVERY  |
|-----------------------------|---------------------------|---------------|-----------------------------|-----------|
| <b>Retail C</b><br>1,504 SF | \$54.00 NNN<br>Negotiable | \$8.50        | New Retail<br>Vanilla Shell | July 2023 |
| <b>Retail E</b><br>1,585 SF | \$48.00 NNN<br>Negotiable | \$8.50        | New Retail<br>Vanilla Shell | July 2023 |

## DEMOGRAPHICS | 2023:

|                    | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| Population         | 5,858     | 47,242    | 210,544   |
| Daytime Population | 1,720     | 15,565    | 117,090   |
| Households         | 2,424     | 17,486    | 86,804    |
| Average HH Income  | \$129,326 | \$149,193 | \$153,070 |

## TRAFFIC COUNTS | 2021:

|                 |            |
|-----------------|------------|
| Livingston Rd   | 10,630 ADT |
| Old Fort Rd     | 8,580 ADT  |
| Indian Head Hwy | 67,933 ADT |

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# MARKET

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## INDIAN HEAD HWY

67,933  
[2021 ADT]

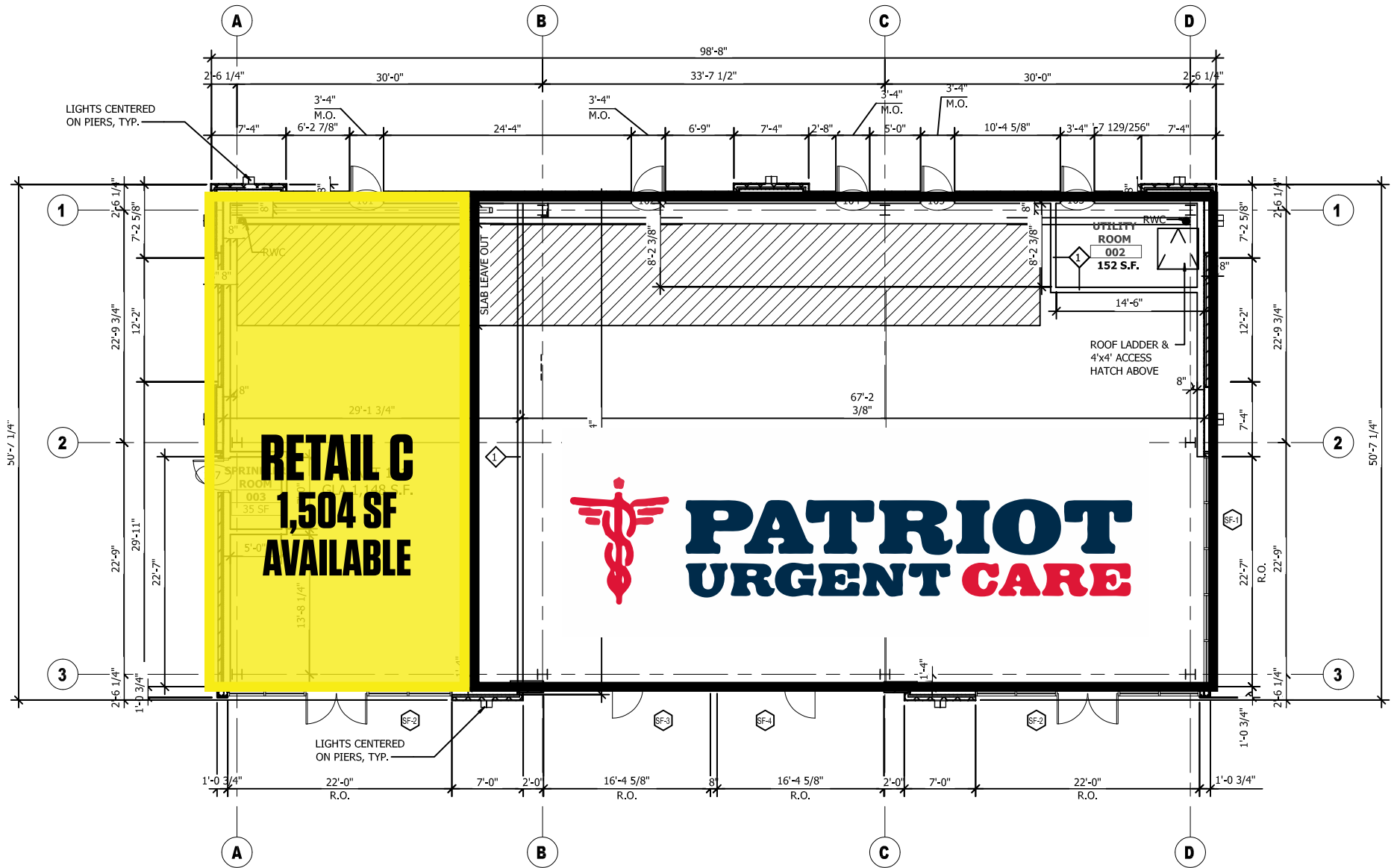
### RETAIL LAYOUT



# RETAIL C

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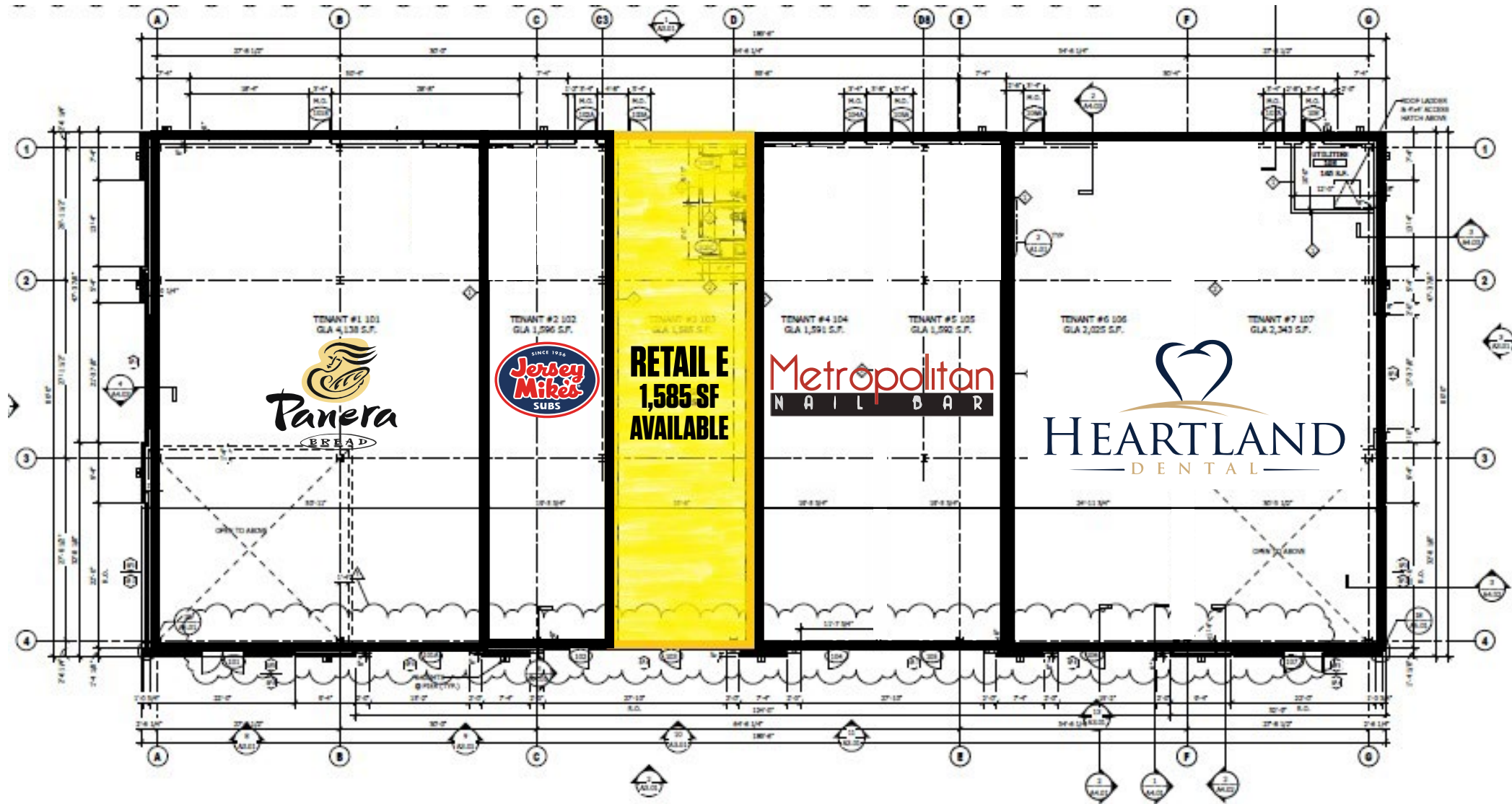
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**AERIAL VIEW**



**VIEW OF RETAIL BUILDINGS FROM GIANT**



**BUILDING E RENDERING**

## FOR MORE INFORMATION, PLEASE CONTACT:

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