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RETAIL FOR SUB-LEASE

- 1,050 SF end-cap space available fronting Livingston Rd.
- Easy access to the Capitol Beltway (I-495) to Indian Head Hwy (Rt. 210).
- Conveniently located less than 1 mile from MGM Casino and Tanger Outlets & 2 miles from National Harbor (28 Million annual visitors)
- At the intersection of Livingston Rd (15,075 ADT) and Oxon Hill Rd. (27,213ADT).

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SITE PLAN

OXON HILL PLAZA

LIVINGSTON RD & OXON HILL RD, OXON HILL, MD 20745, PRINCE GEORGE'S COUNTY



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MARKET

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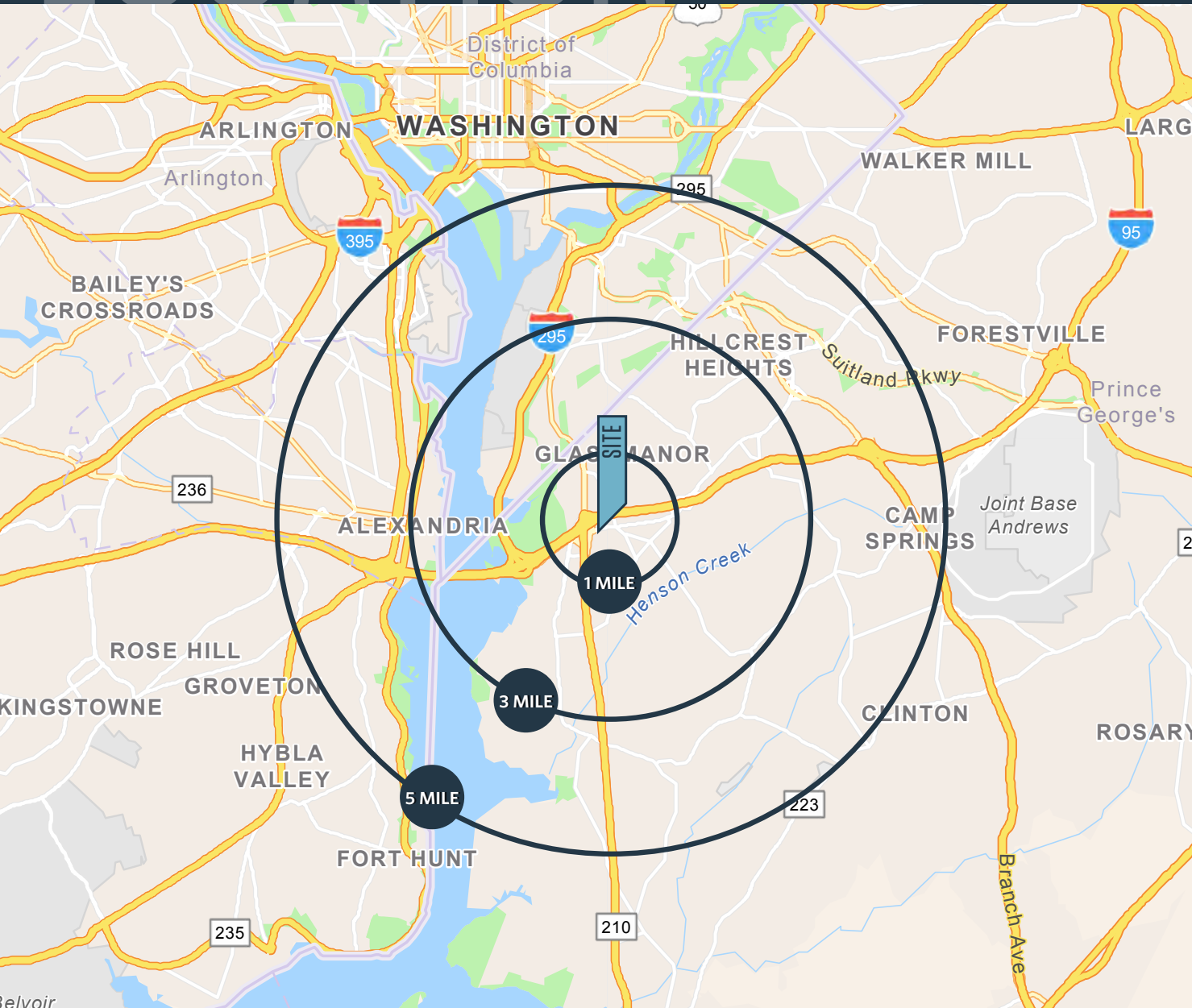
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LOCATION

OXON HILL PLAZA

LIVINGSTON RD & OXON HILL RD, OXON HILL, MD 20745, PRINCE GEORGE'S COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	14,599	124,303	347,204
Daytime Population	6,241	67,761	208,749
Households	4,976	51,217	151,531
Average HH Income	\$93,084	\$106,458	\$130,233

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

I-495	165,116 ADT
Livingston Rd	15,075 ADT
Oxon Hill Rd	27,213 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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