



Eastover Shopping Center

5225 Indian Head Highway
Oxon Hill, MD 20745

Center Type: Community
GLA: 269,619
Parking Spaces 1,588

Leasing Contact

John Kostyo

888-976-5001

jkostyo@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Grocery Anchored Center: Anchored by Giant Food, a leading daily-needs traffic driver.
- Fashion Retail Hub: Area fashion destination featuring Rainbow, Rainbow Kids, DTLR, Ashley Stewart, and Foot Locker.
- Strong Tenant Mix: Additional tenants include Dollar Tree, CVS Pharmacy, Planet Fitness, and Ledo Pizza, with Little Caesars coming soon.
- Sustainability Upgrades: Solar installations being added to rooftop areas to enhance energy efficiency.
- High Traffic Corridor: Located along the primary trade area artery with approximately 28,500 vehicles per day.

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	27,009	147,269	410,752
HOUSEHOLDS	10,539	60,787	182,692
AVG HH INCOME	\$60,093	\$105,207	\$128,265

MAJOR TENANTS





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AVAILABLE SPACES

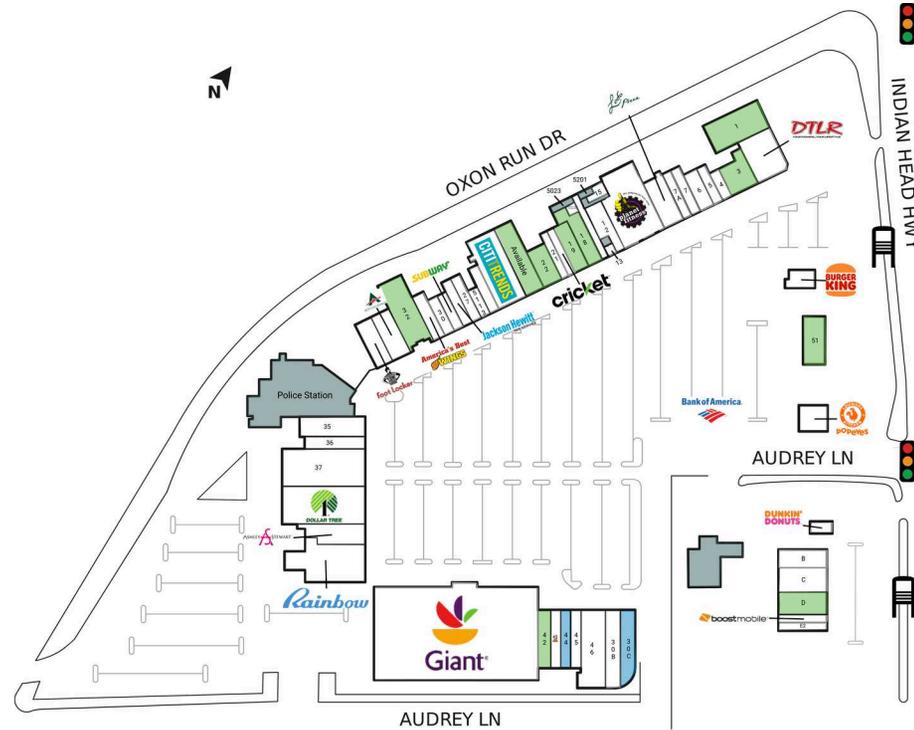
D	4,320 SF
1	6,600 SF
3	3,600 SF
18	2,800 SF
19	3,000 SF
22	3,200 SF
23	6,000 SF
32	8,250 SF
42	2,860 SF
51	6,822 SF

COMING AVAILABLE

30C	4,500 SF
44	2,200 SF
51	6,822 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available ● Coming Available ●



CURRENT TENANTS

A	Dunkin' Donuts	1,065 SF	12	Candra's Party Store	2,350 SF	33	Ace Cash Express	3,967 SF
B	Sky Nail & Spa Studio	3,230 SF	13	Rose's Boutique	724 SF	34	Foot Locker	3,500 SF
C	Top Dollar Pawn Broker	4,500 SF	15	District Lab	1,000 SF	35	South Pride Seafood	5,200 SF
E1	Boost Mobile	1,533 SF	17A	Belladame Fabhair Braiding Salon	300 SF	36	Quickway Hibachi	2,500 SF
E2	Silvestre Chicken	1,507 SF	20	Cricket Wireless	1,500 SF	37	Beauty Island	12,915 SF
space #	Total Wireless		21	Super Nails	1,500 SF	38	Dollar Tree	12,000 SF
2	Downtown Locker Room	6,300 SF	24-25	Citi Trends	11,000 SF	39	Ashley Stewart	5,306 SF
4	Khan Halal Gyro	1,200 SF	25	Jackson Hewitt Tax Service	2,000 SF	40	Rainbow Apparel	8,040 SF
5	Total by Verizon	1,600 SF	27	Eastover Tobacco	2,000 SF	41	Giant Food	60,000 SF
6	Hi Tech Wireless	2,400 SF	29	Subway	1,500 SF	43	Little Caesars	2,200 SF
7	Discount Tobacco	2,000 SF	30	Panda Cafe	1,600 SF	44	Visions Braid Bar	2,200 SF
7A	Pio Pio Grill	3,000 SF	30B	Eastover Laundromat	4,500 SF	45	Queens Accessories	2,200 SF
8	Ledo Pizza	3,000 SF	30C	Beds To Go	4,500 SF	46	Small Smiles	9,000 SF
9-11	Planet Fitness	18,932 SF	31	America's Best Wings	2,500 SF	50	Burger King	2,500 SF
						52	Popeyes	1 SF
						5113	Mr. T's Barber Shop	1,200 SF