



Oxon Hill Plaza

Livingston Rd & Oxon Hill Rd
 6111-6257 Livingston Rd
 Oxon Hill, MD 20745

Center Type: Neighborhood
 GLA: 151,363

Leasing Contact

John Kostyo

888-979-3012

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PROPERTY HIGHLIGHTS

- National Tenancy: Notable tenants include Marshalls, Family Dollar, Chipotle, and Advance Auto Parts.
- Premier Destination Proximity: Located less than one mile from MGM National Harbor, Tanger Outlets, and Topgolf at National Harbor.
- Prime Intersection: Positioned at the intersection of Livingston Rd and Oxon Hill Rd with strong visibility and access.
- High Traffic Exposure: Benefits from approximately 54,000 vehicles per day at the Livingston Rd and Oxon Hill Rd intersection.
- Dense Residential Base: Situated within a highly populated residential community with convenient access to I-495/95.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	12,266	118,383	333,506
HOUSEHOLDS	4,379	47,641	141,012
AVG HH INCOME	\$82,199	\$94,092	\$119,588

MAJOR TENANTS





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AVAILABLE SPACES

3	29,864 SF
20	8,050 SF
201	1,050 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

1	Laundromat	4,000 SF	26	Marshalls	23,057 SF	301	Kasco's Subs	1,400 SF
3B	Burlington	27,244 SF	27	Wireless Phone Accessories	1,500 SF	302	America's Best Wings	1,000 SF
17	Family Dollar	10,639 SF	28	Chipotle	3,346 SF	303	Popeyes	2,400 SF
18-19	Davita Dialysis Center	8,765 SF	202	Total by Verizon	1,050 SF	304	Rita's Italian Ice	1,000 SF
21-23	Five Below	9,340 SF	203	Tobacco Land	1,050 SF	305	Charley's Philly Steaks	1,400 SF
24	Dental Glitters	1,500 SF	204	New Nails	1,050 SF			
25	All Things N'Common Barbers	2,150 SF	205	Eddie's Carryout	1,100 SF			