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

jkostyo@dlcmgmt.com

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	12,303	122,469	340,510
HOUSEHOLDS	4,542	53,339	153,031
AVG HH INCOME	$95,263	$103,141	$127,319

MAJOR TENANTS

Burlington Marshalls FAMILY DOLLAR five BELOW

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