



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

- Notable tenants include Marshalls, Family Dollar, Chipotle and Advance Auto Parts
- Located less than 1 mile from the new MGM Casino, Tanger Outlets, and Top Golf at National Harbor
- Easy access from I-495/95
- Situated in a densely-populated residential community
- At the intersection of Livingston Rd and Oxon Hill Rd with 54,000 VPD

DEMOGRAPHICS

	1 MI	3 MI	5 MI
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

Durlington Marshalls, FAMILY®DOLLAR FIVE BELOW





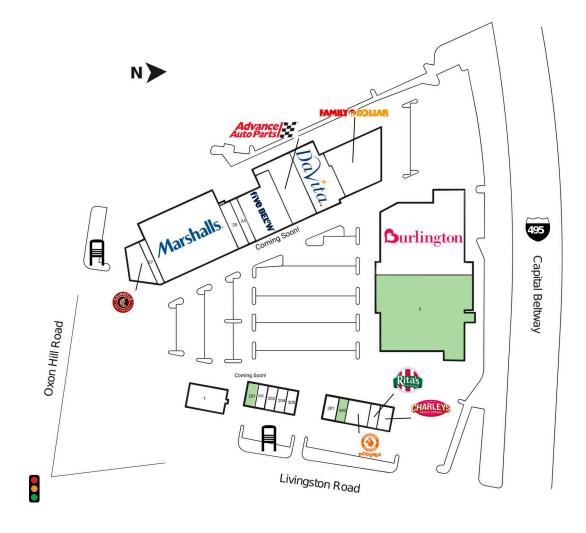
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AVAILABLE SPACES

3 29,864 SF201 1,050 SF302 1,000 SF



CURRENT TENANTS

1	Laundromat	4,000 SF	25	All Things N'Common	2,150 SF	204	New Nails	1,050 SF
3B	Burlington	27,244 SF		Barbers		205	Eddie's Carryout	1,100 SF
17	Family Dollar	10,639 SF	26	Marshalls	23,057 SF	301	Kasco's Subs	1,400 SF
18-19	Davita Dialysis Center	8,765 SF	27	Wireless Phone	1,500 SF	303	Popeyes	2,400 SF
20	Advance Auto Parts	8,050 SF	00	Accessories	0.04/.05	304	Rita's Italian Ice	1,000 SF
21-23	Five Below	9,340 SF	28	Chipotle	3,346 SF	305	Charley's Philly Steaks	1,400 SF
24	Dental Glitters	1,500 SF	202	Total by Verizon	1,050 SF			

1,050 SF

203

Tobacco Land