



Oxon Hill Plaza

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

Center Type: Neighborhood
GLA: 151,363

Leasing Contact

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PROPERTY HIGHLIGHTS

- Notable tenants include Marshalls, Family Dollar, Chipotle and Advance Auto Parts
- Located less than 1 mile from the new MGM Casino and Tanger Outlets
- 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

 Burlington

 Marshalls

 FAMILY DOLLAR

 five BELOW



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AVAILABLE SPACES

3	29,864 SF
201	1,050 SF
302	1,000 SF

COMING AVAILABLE

304	1,000 SF
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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	25	All Things N'Common Barbers	2,150 SF	204	New Nails	1,050 SF
3B	Burlington	27,244 SF	26	Marshall's	23,057 SF	205	Eddie's Carryout	1,100 SF
17	Family Dollar	10,639 SF	27	Wireless Phone Accessories	1,500 SF	301	Kasco's Subs	1,400 SF
18-19	Davita Dialysis Center	8,765 SF	28	Chipotle	3,346 SF	303	Popeyes	2,400 SF
20	Advance Auto Parts	8,050 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						