

COMMERCIAL SPACE FOR LEASE

FEATURING:

| SUITE | S.F. |
|-------|-------|
| 9203 | 2,000 |
| 9221 | 1,506 |

DEMOGRAPHICS:

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|-----------|-------------|
| TOTAL POPULATION | 7,553 | 46,119 | 214,950 |
| AVERAGE HH INCOME | \$96,000 | \$96,997 | \$88,402 |
| ANNUAL CONSUMER SPENDING | \$82,160 | \$554,237 | \$2,859,360 |

IN THE AREA:



FORT FOOTE PLAZA, LLC

9201-9231 Oxon Hill Road

Oxon Hill, MD 20744

OVERVIEW:

Turn-key, fully built out hair salon/retail location available. Fort Foote Plaza is a 25,000 sf L-shaped retail center with excellent visibility and signage on Oxon Hill Rd. Ample parking available for all 13 storefronts. Located just off Indian Head Highway and Fort Foote Rd, provides close proximity to the National Harbor. This excellent location provides strong retail sales volume along with a strong demographic consumer mix. Join current successful tenants such as 7-Eleven, Pine Liquors, Loredo's Mexican, a dance studio, barber shop, nail salon, oriental store, pharmacy, and others.

STREET VISIBILITY: OXON HILL ROAD



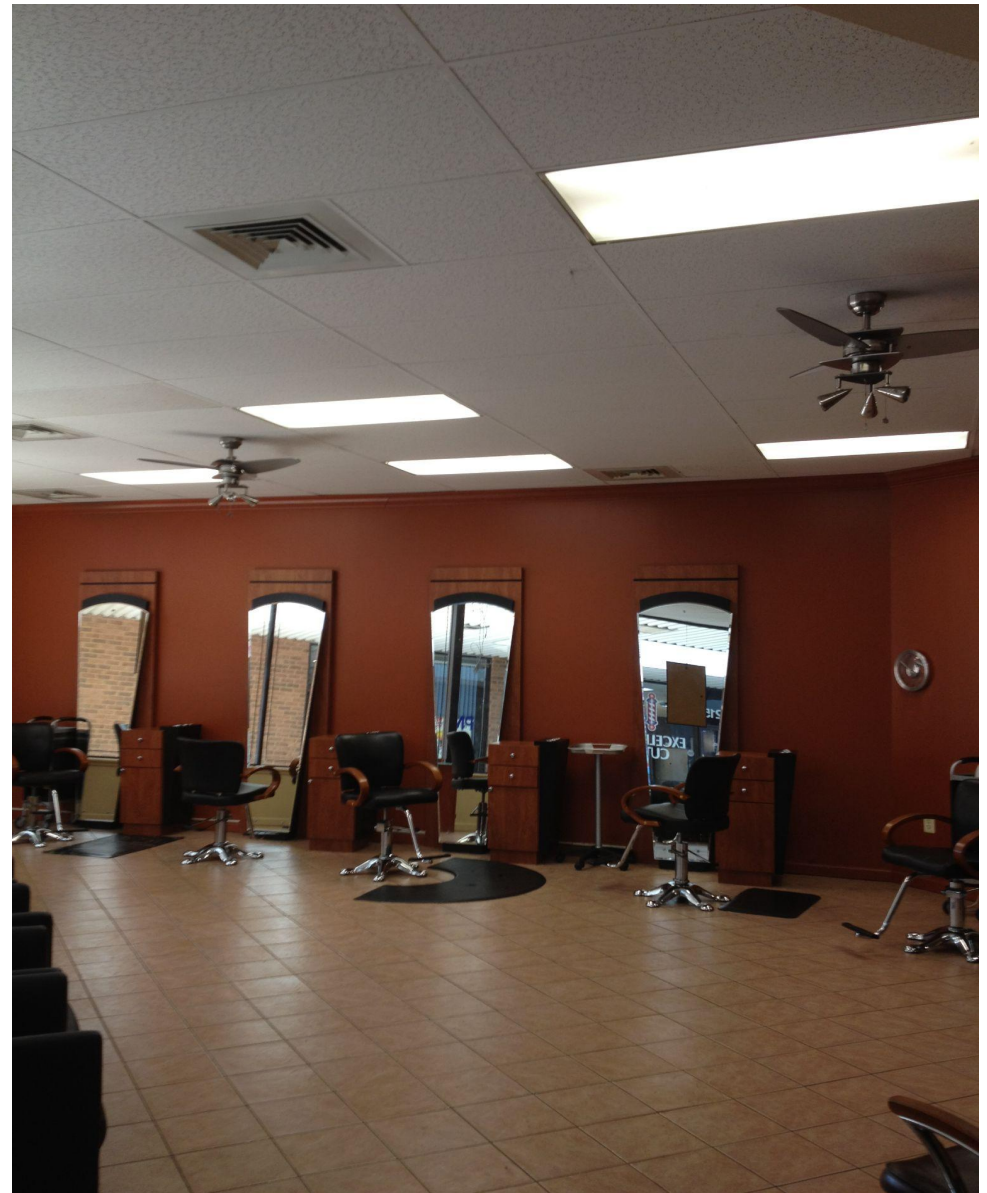
GREAT LOCATION



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