

# 1900 JOHN HANSON LANE

Oxon Hill, Maryland 20745  
Prince George's County

RARE OWNER OCCUPANT OPPORTUNITY



## PROPERTY HIGHLIGHTS

- **Property Size:** 10,531 square feet
- **Available Space (2<sup>nd</sup> Floor):** 6,371 square feet
- **Zoning:** NAC (Neighborhood Activity Center)
- **Lot Size:** 1.01 acre lot
- **Major Throughways:** I-495, I-95, Route 210, Route 414
- Amenity rich neighborhood with dining, retail, and entertainment in close proximity
- Located strategically with strong visibility along Oxon Hill Road (Rt. 414)

## NEARBY



ROYAL  
FARMS



OUTBACK  
STEAKHOUSE®

tropical  
SMOOTHIE CAFE



FOR SALE OR LEASE

**NAI**klnb

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CLOSE-UP AERIAL



## INCOME OFFSETS ~75% OF DEBT SERVICE

- \$3,000,000 purchase, 75% financing at 6.5%, 25-year amortization
- Monthly mortgage: \$15,192
- Industrial Bank NNN rent: \$11,315 per month
- Net cost to occupy 6,370 SF second floor: about \$3,900/mo. + expenses
- Effective occupancy cost: roughly \$7.25 per SF/year
- Industrial Bank also offsets about 1/2 of operating expenses

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## AVAILABLE SPACE:

- 6,371 Square Feet
- 1.01 Acre Lot

## LOCATION & DEMOGRAPHICS

## TRAFFIC COUNTS | 2025

Oxon Hill Road	34,702 ADT
Capital Beltway [495]	32,881 ADT
St. Barnabas Road	17,474 ADT

	1-MILE	3-MILES	5-MILES		1-MILE	3-MILES	5-MILES
	Population 12,602	125,285	314,421		Households 5,025	49,737	135,192
	Daytime Population 10,520	110,258	308,667		Average Household Income \$90,395	\$94,778	\$120,753

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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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