

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 (2nd 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
F FARMS



OUTBACK
STEAKHOUSE®

tropical
SMOOTHIE CAFE



FOR SALE OR LEASE

NAI klnb

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CLOSE-UP AERIAL



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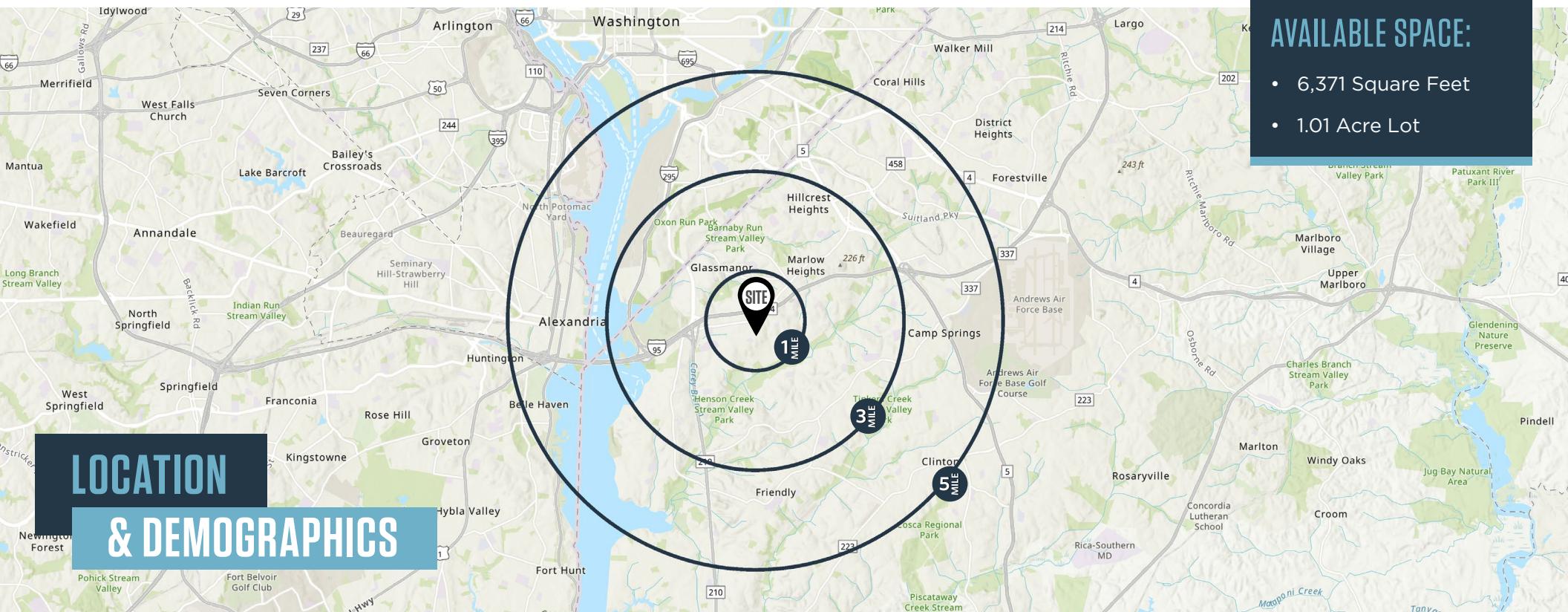
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TRAFFIC COUNTS | 2025

| | |
|-----------------------|------------|
| 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 |
| | Daytime Population 10,520 | 110,258 | 308,667 | | Average Household Income \$90,395 | \$94,778 |

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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