

For Sale  
17,955 ± SF Medical Office



## 6178 Oxon Hill Rd

Oxon Hill, Maryland 20744

### Property Highlights

- Great investment opportunity for medical and healthcare investors
- Ideal for professional service firm, medical practice, business and non-profit organizations
- Approximately 17,955 ± SF Class B Medical Office Building
- Anchor tenants include My Eye Dr. and Lexington Plastic Surgeons
- Zoned Neighborhood Activity Center (NAC)
- 3-Story, Class B, Masonry building constructed in 1979
- Parking Ratio of 3.68/1,000 SF
- **SALE PRICE: \$3,499,999**

### Location Overview

The property is situated on the Capital Beltway (I-495/I-95) at Exit 3B (Indian Head Highway) at a signalized intersection of Oxon Hill Road and John Hanson Lane, and is well situated in a rich amenity environment with Outback Steakhouse, McDonalds, Wendy's and Burger King as well as close to retail, dining and entertainment including an AMC Movie Theater, Target, Chipotle and Jersey Mikes all within walking distance.

#### OFFERING SUMMARY

Available SF	17,955 ± SF
Sale Price:	\$3,499,999
Lot Size	0.41 Acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	14,334	\$95,647
3 Miles	115,428	\$95,523
5 Miles	302,474	\$119,359

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