

1,923 ± Freestanding Retail Building FOR SALE



7205 Livingston Rd
Oxon Hill, MD 20745

PROPERTY HIGHLIGHTS

- 1,923 ± SF freestanding commercial retail building for sale
- Freestanding building situated on 0.248 ± acres
- Located in highly trafficked Livingston Road corridor
- Excellent visibility and frontage along Livingston Road
- Zoned C-G-O allowing for a variety of retail, office, medical, and service commercial uses
- Strong opportunity for owner-user, investor, or redevelopment play
- Located minutes from National Harbor, I-495, Washington, DC, and major Prince George's County corridors
- Ample nearby amenities including retail, restaurants, and residential density
- Existing building infrastructure in place with flexible layout potential
- Ideal for professional office, medical office, salon, retail boutique, tax office, insurance office, church office, counseling services, or neighborhood service retail
- Strong demographics and traffic counts (8,145 vpd) in established trade area
- Rare small-bay freestanding ownership opportunity in Oxon Hill submarket
- **SALE PRICE: \$675,000.00**

PROPERTY DESCRIPTION

1,923 ± SF Freestanding Commercial Retail Building



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Freestanding Retail Property For Sale
 7205 LIVINGSTON RD, OXON HILL, MD 20745



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

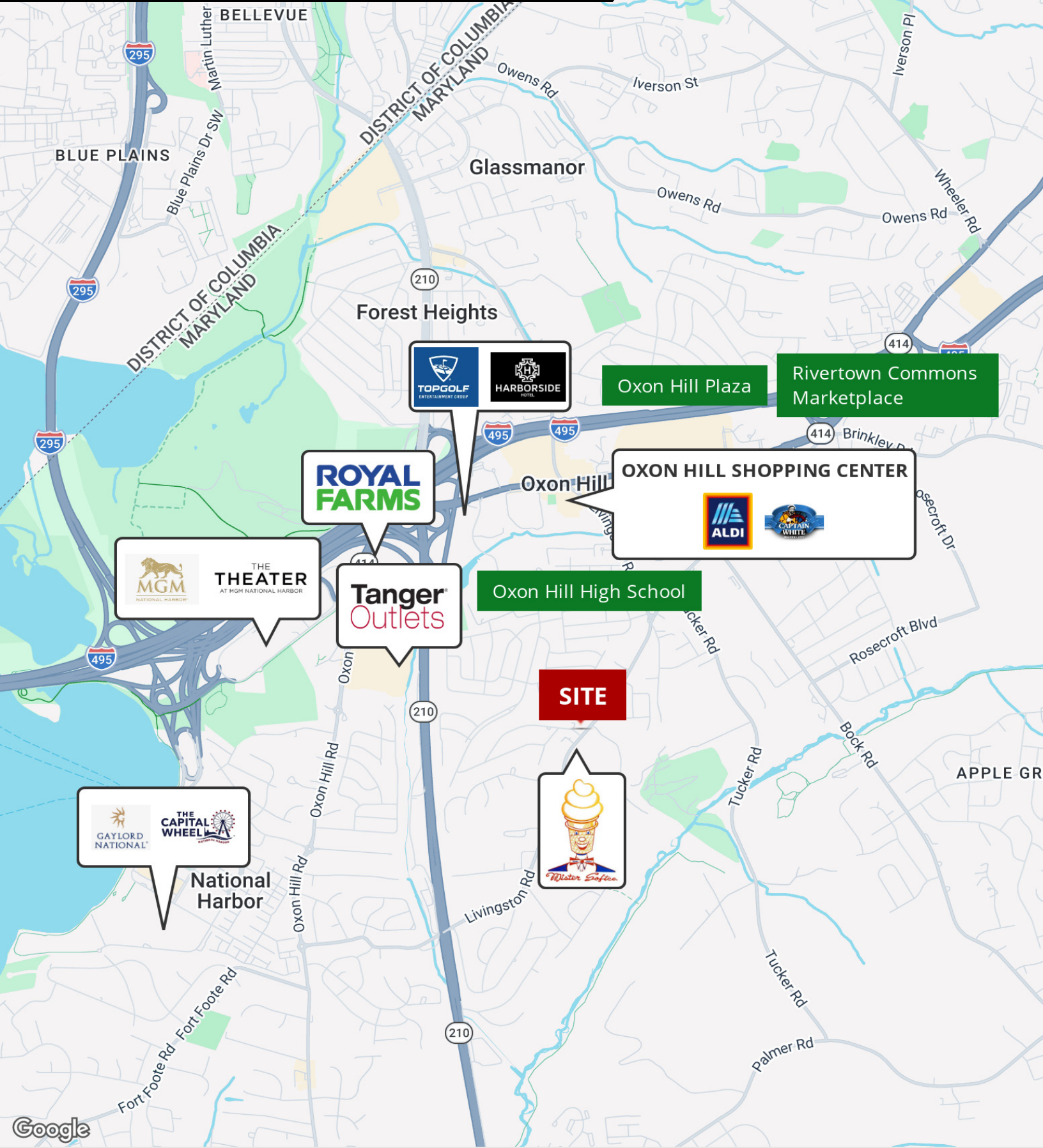
1 Mile	8,600	3,576	\$98,198
3 Miles	92,083	37,720	\$105,665
5 Miles	290,692	126,819	\$126,275

2023 American Community Survey (ACS)

LOCATION DESCRIPTION

Strategically located in the heart of Oxon Hill along Livingston Road, one of Prince George's County's primary commercial corridors. 7205 Oxon Hill Road benefits from strong daily traffic counts, exceptional visibility, and convenient access to major commuter routes including the Capital Beltway (I-95/495), and Indian Head Highway (Route 210). The property is just minutes from National Harbor, MGM Casino, Tanger Outlets, and downtown Washington, DC, positioning it as one of the regions fastest growing commercial and residential trade areas. 7205 Livingston Road is surrounded by dense residential communities, retail centers, restaurants, and office users. This location offers strong customer accessibility and long-term growth potential.

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SITE



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