

# OXON HILL SHOPPING CENTER

6317 Livingston Rd, Oxon Hill, MD 20745

Retail Space For Lease



## PROJECT SIZE:

16,407± SF

## AVAILABILITY:

1,610 SF

## ABOUT THE PROPERTY:

- Anchored by ALDI and Save-A-Lot
- Ample parking lot
- Located on the intersection of Livingston Rd (19,554 VDP) and Oxon Hill Rd (27,282 VDP)

## JOIN THESE RETAILERS:



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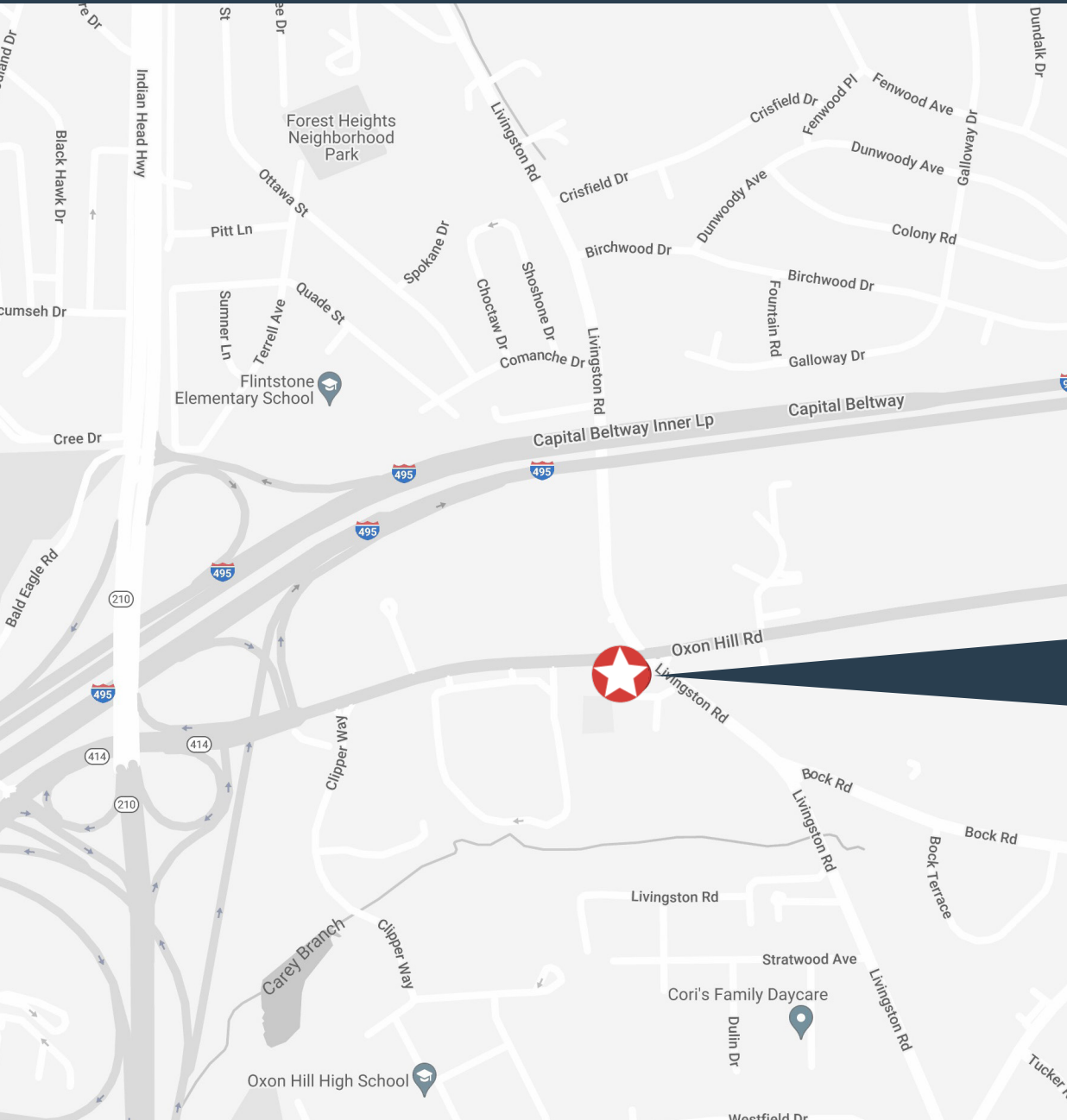
# Leasing Plan

## Tenants

UNIT	TENANT	SF
6301A	ACE Cash Express	1,772
6301B	ALDI	18,700
6305	Amen Hair Braiding	1,800
6309	Save-A-Lot	14,400
6315	Eastover Tax Service	1,010
6317	Available	1,610
6321	Omega	1,070
6323	Cleaners	2,140
6325	Beauty Salon	1,070
6333	Beauty 4 U	22,800
6341	Desserts By Gerard	1,020
6343	Kimly Nails	1,020
6363	Cricket	1,750
6365	Filipino Global Market	1,750
6367	Magdalena's Restaurant	3,500
6369	Oxon Hill Liquors	1,750
6345	Enterprise	3,270



# Location Map



## DEMOGRAPHICS

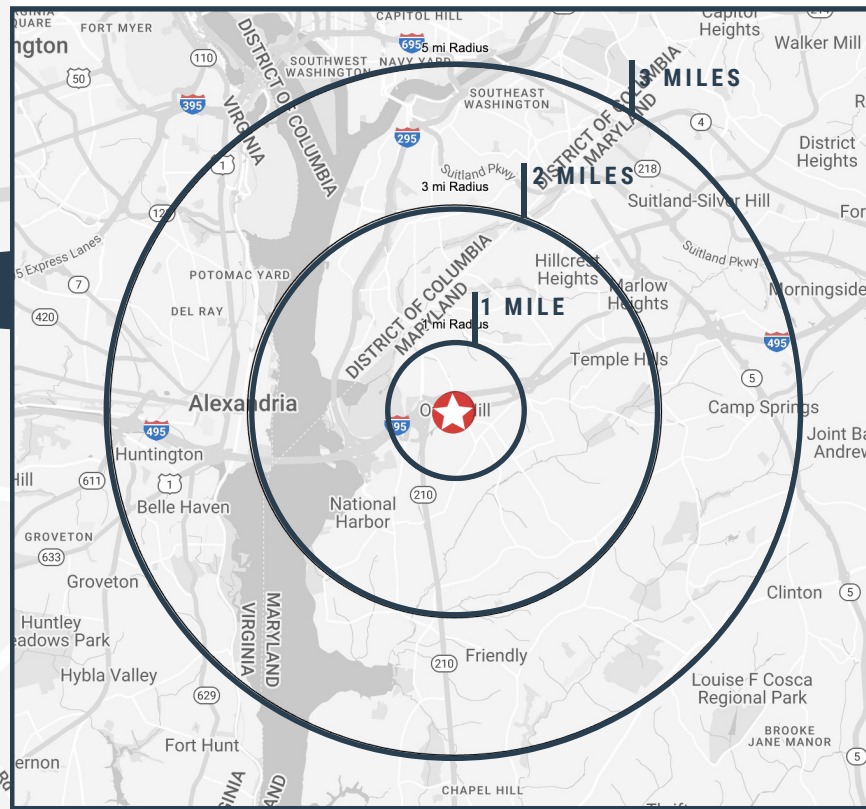
## TRAFFIC COUNTS

POPULATION AVG. INCOME DAYTIME EMP

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	13,645	\$99,693	5,618
3 mile	117,565	\$107,730	43,916
5 mile	327,227	\$118,618	144,675

LIVINGSTON RD	19,554 ADT
OXON HILL RD	27,282 ADT

[CLICK FOR DEMOGRAPHIC REPORT](#)



# Competition Map

