

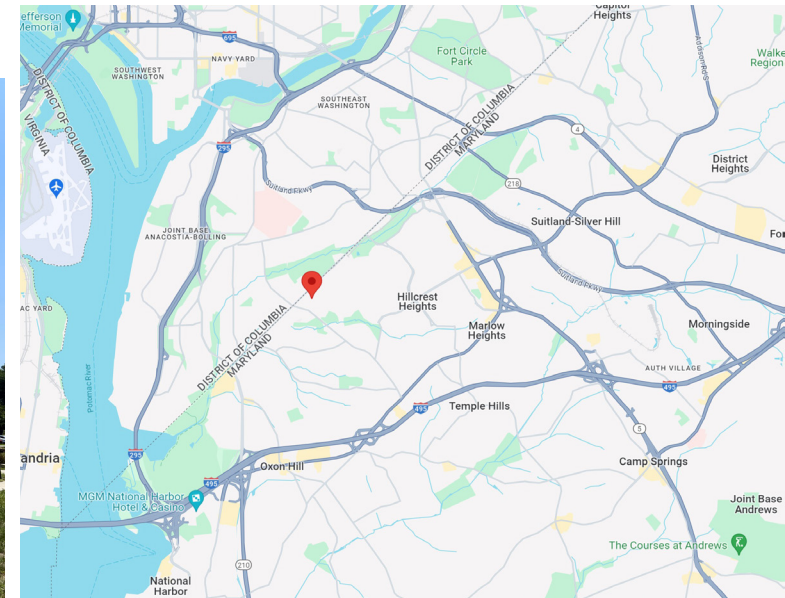
For Lease
Medical Space
Next to United Medical Center



1313 Southern Avenue, Oxon Hill, MD 20745

Property Features

- Approx. 3,300 sf of first floor medical space
- (2) ADA compliant restrooms
- 14 parking spaces
- 163 affordable senior living units in the building
- Direct building access allows for flexible operating hours
- Building signage available
- Across from **Southern Avenue and United Medical Center**
- **LEASE RATE: \$27 p.s.f. NNN**



Contacts

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Naimichael

10100 Business Parkway

Lanham, Maryland 20706

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Demographics

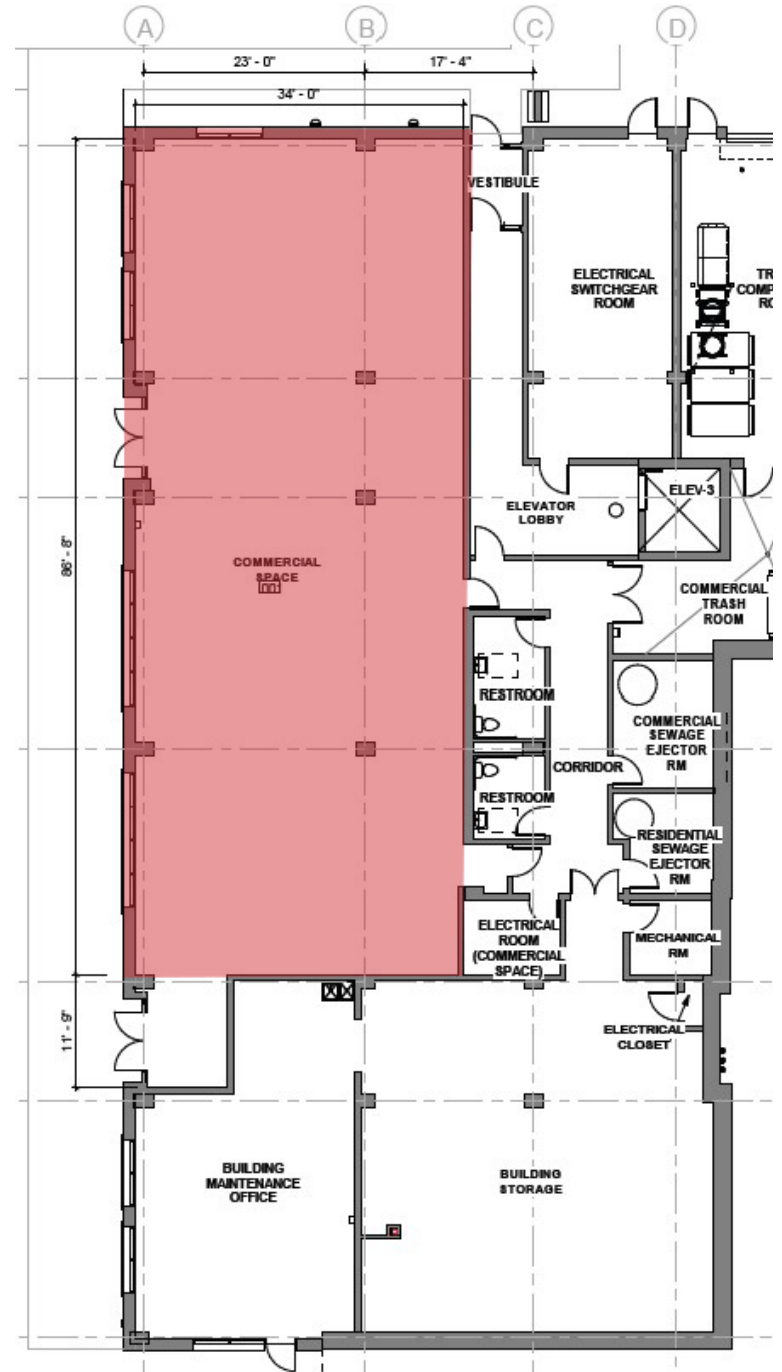
	1 mile	3 mile	5 mile
Population	29,600	157,494	488,338
Households (HH)	11,775	64,505	219,442
Avg HH Income	\$67,196	\$80,347	\$133,158

Claritas (Spotlight) 2024 Est's

Traffic Count

- Traffic Count: **Wheeler Road at DC line** shows a range from **20,000-50,000 AADT**.
- **Wheeler Road closer to St. Barnabas Road** shows an AADT of **23,855**.

MD SHA 2024 Est's



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