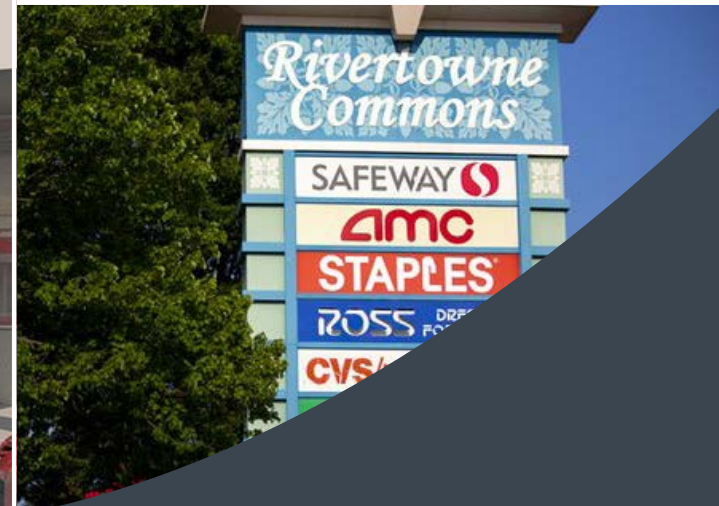


RETAIL SPACE FOR LEASE

# RIVERTOWNE COMMONS

6127 OXON HILL ROAD, OXON HILL, MARYLAND



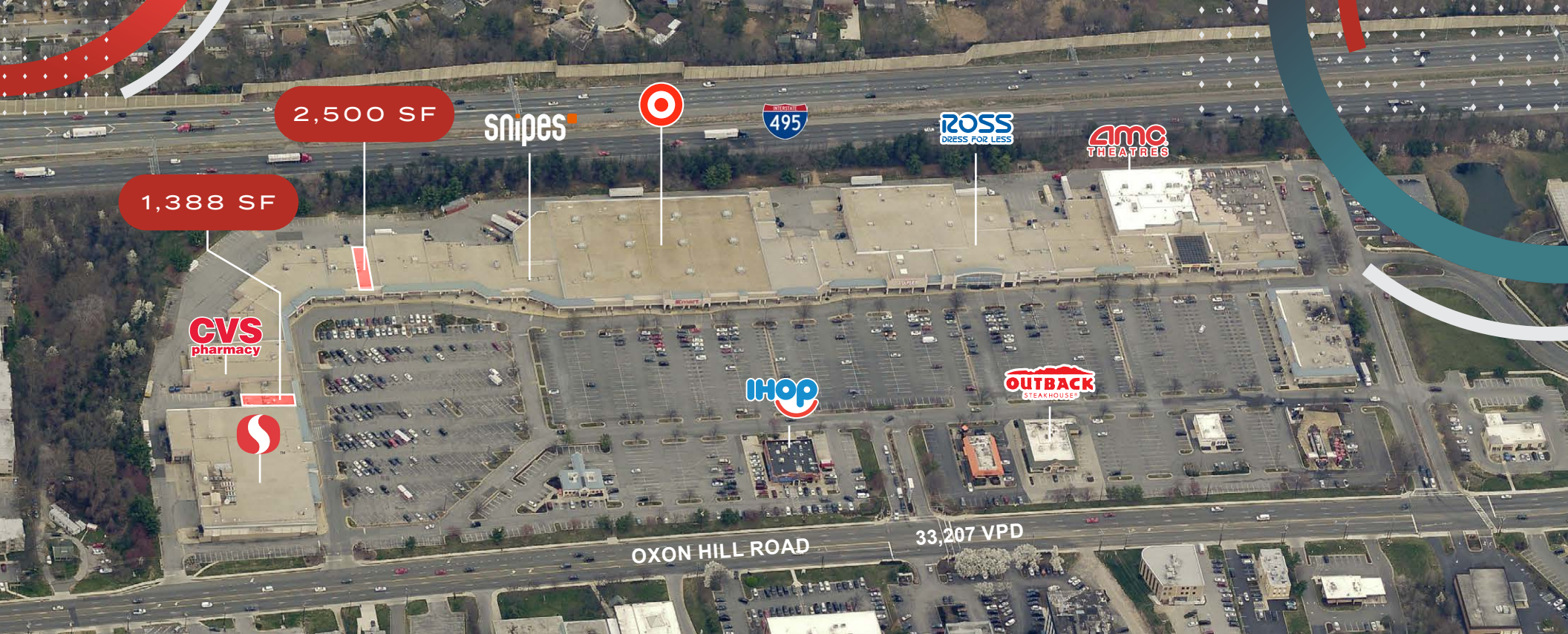
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## OPPORTUNITY

### LOCATION

Conveniently located adjacent to National Harbor and MGM Grand and an easy drive from Alexandria, VA and the District of Columbia with Beltway visibility

### AVAILABILITY

Space 109 - **1,388 SF**

Space 113 - **2,500 SF**

### HIGHLIGHTS

- Dominant shopping center in the Market Anchored by One of Maryland's Top Performing Safeway, Target, Staples, and AMC
  - **4.5 MILLION** customers per year
- 2 signalized entrances from heavily trafficked Oxon Hill (**33,207 VPD**)
- Less than 1 Mile from I-495 (**170,439 VPD**)
- Located 0.5 miles from the new **Top Golf**
- Over **341,358** people live within 5 miles of the center with an average household yearly income of **\$140,870** and a daytime population of **350,224**

### CO-TENANCY

**AMC**  
THEATRES

**ROSS**  
DRESS FOR LESS

**TARGET**

**CVS**  
pharmacy

**OUTBACK**  
STEAKHOUSE®

**SAFEBWAY**

**Bath & Body Works®**

**snipes**



# RETAIL MARKET OVERVIEW

## OXON HILL PLAZA



## EASTOVER SHOPPING CENTER



## RIVERTOWNE COMMONS



## SUNRISE SHOPPING CENTER



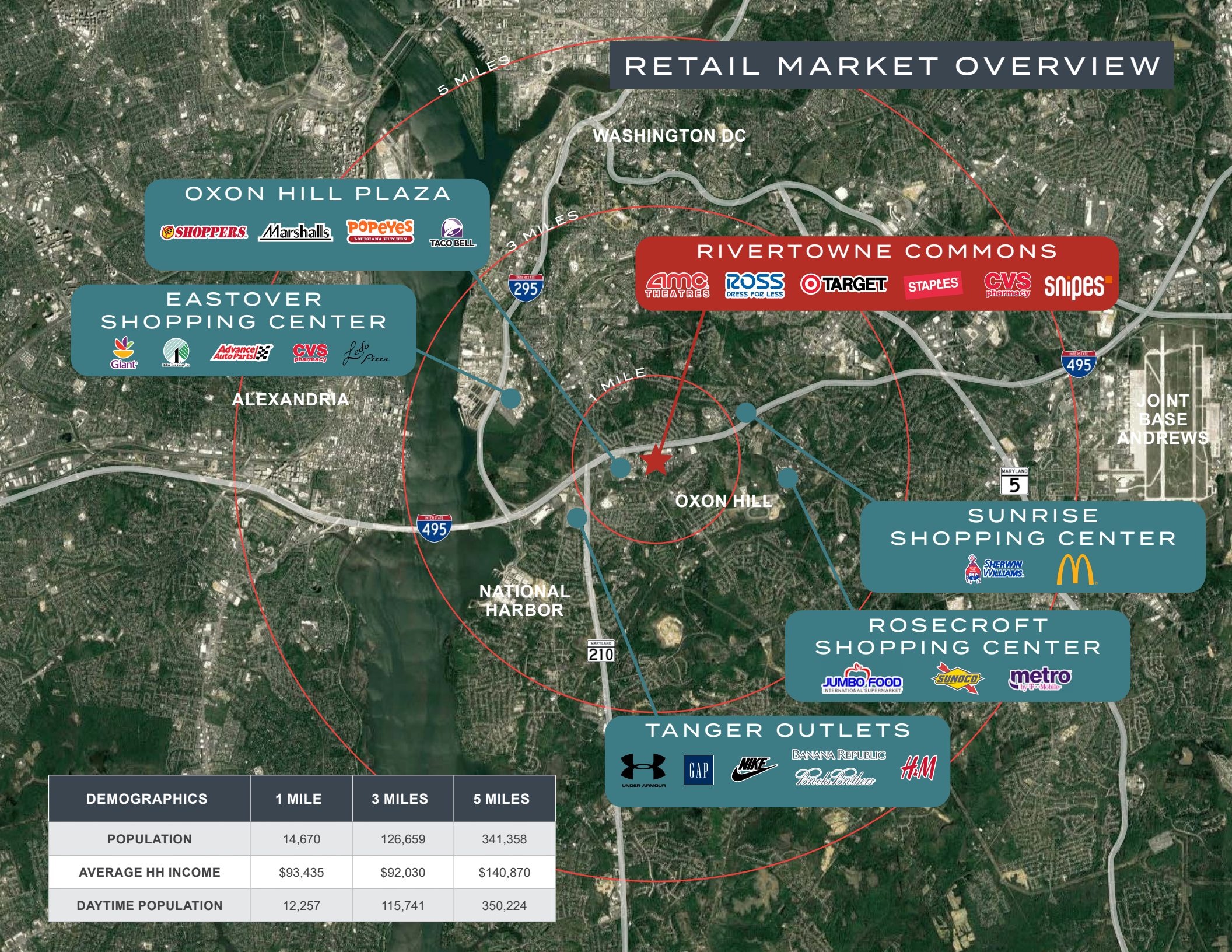
## ROSECROFT SHOPPING CENTER



## TANGER OUTLETS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	14,670	126,659	341,358
AVERAGE HH INCOME	\$93,435	\$92,030	\$140,870
DAYTIME POPULATION	12,257	115,741	350,224





# BIRD'S EYE VIEW



495

2,500 SF

snipes



170,439 VPD

ROSS  
DRESS FOR LESS

AMC  
THEATRES

1,388 SF

CVS  
pharmacy

1,746 PARKING SPACES

WELLS  
FARGO

ihop

OUTBACK  
STEAKHOUSE

Checkers  
BURGER • PIZZA • COLAS



OXON HILL ROAD

33,207 VPD



# SITE PLAN



 AVAILABLE



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