

On-Site
Retailers



tropical
SMOOTHIE
CAFE



LeDO
PIZZA

ATI
PHYSICAL THERAPY

DUNKIN'
DONUTS



FIVE GUYS
BURGERS and FRIES



Tanger
Outlets



Shops at
The Oxford

For Sale or Lease

Shops at The Oxford retail opportunities available

- 30,465 SF Parcel
- Pad Site/Build-to-Suit available up to 5,652 SF with space for drive thru (approved)
- Shared ingress/egress with Home Depot and Rivertown Commons
- Access: signalized intersection along with Right in/Right out
- Excellent frontage along Oxon Hill Road
- Proximity to MGM National Harbor and Tanger Outlets
- Traffic counts: Oxon Hill Road (32,500 VPD) and I-495 (171,000 VPD)

Shops at The Oxford

6009 Oxon Hill Road
Oxon Hill, MD

Andy Corno

202 719 6137

andy.corno@jll.com

Thomas Jackman

202 719 5624

thomas.jackman@jll.com

Nearby Retailers



amc
THEATRES



Wendy's



PETSMART

SAFeway

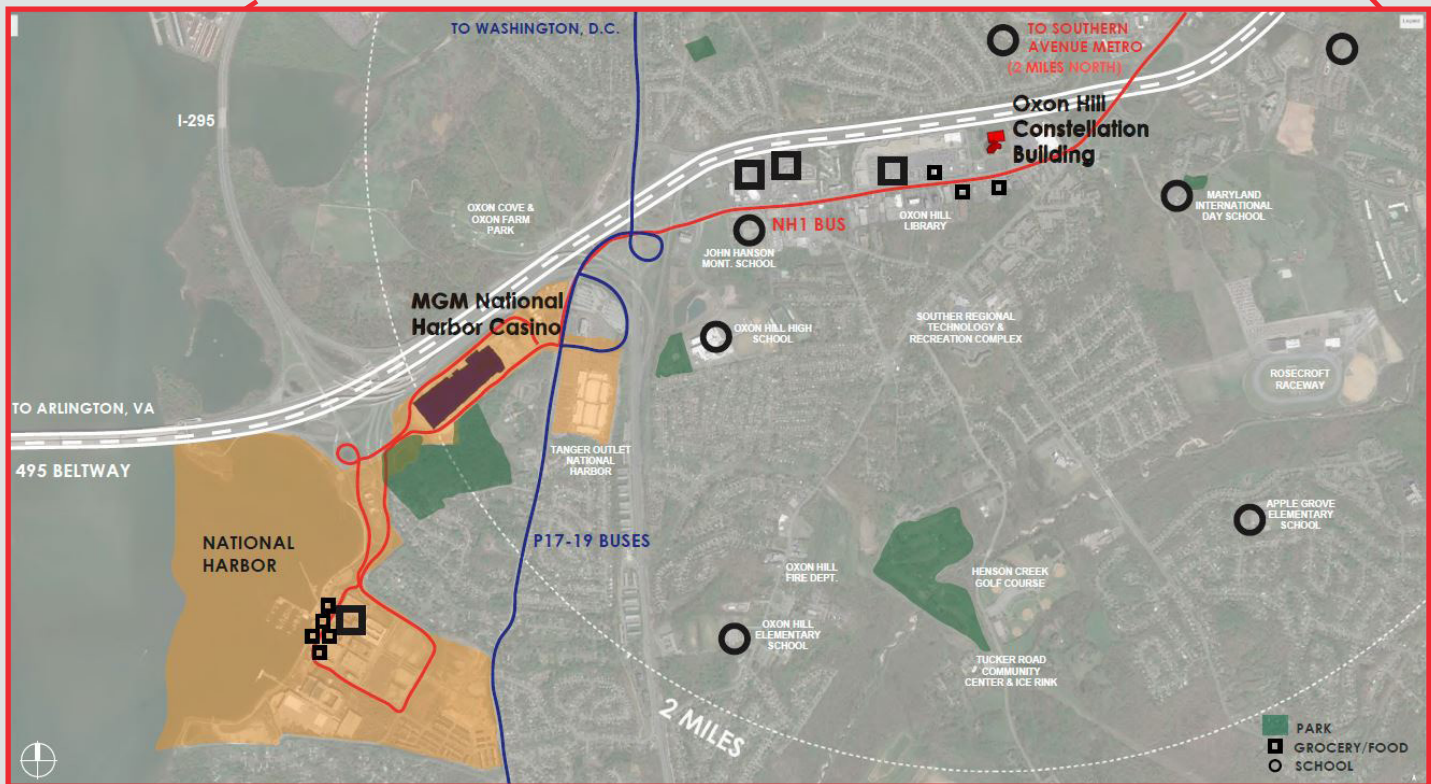
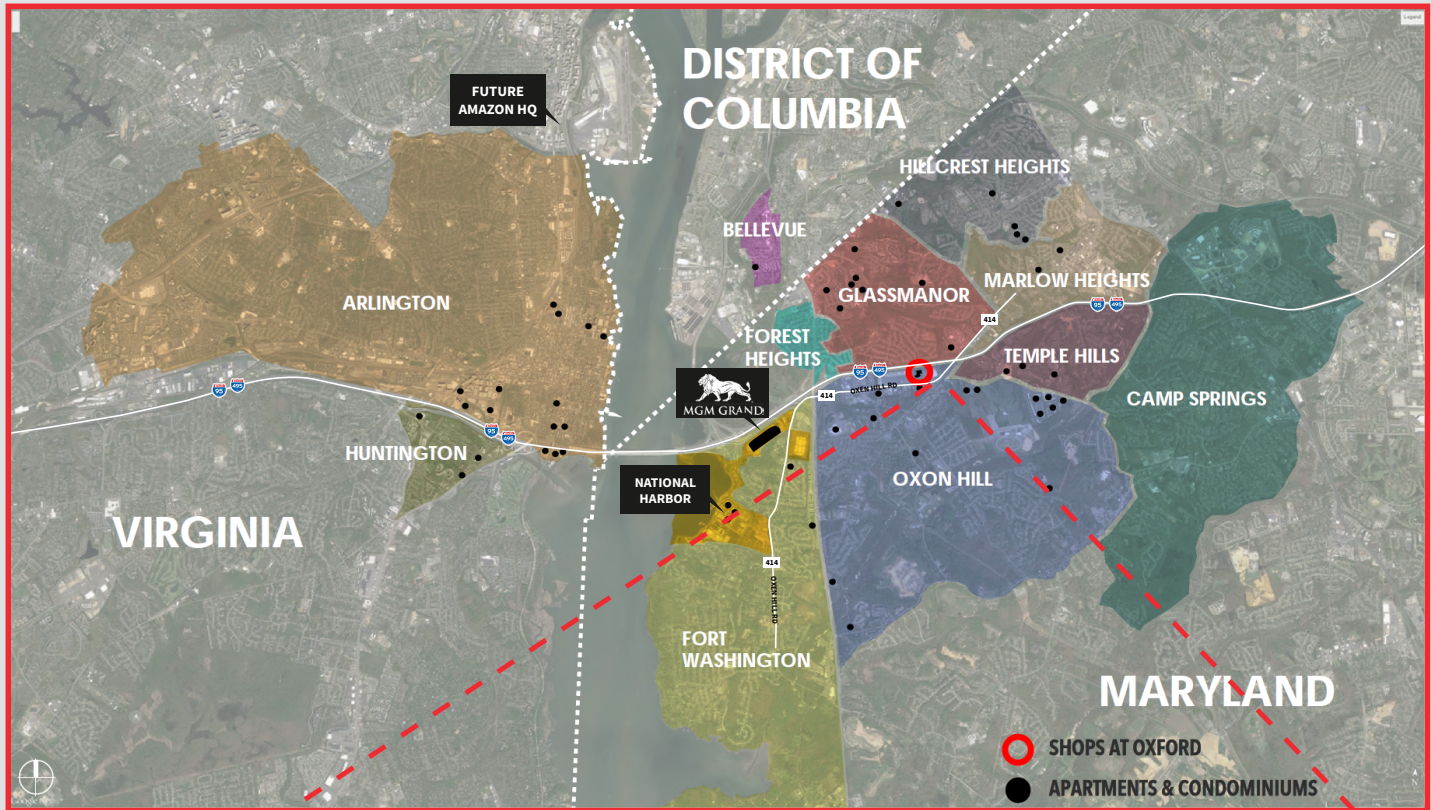
Demographics

(Radius of 1 mile, 3 miles, and 5 miles)

| Population | | |
|-------------------|----------|-----------|
| 15,232 | 121,790 | 316,822 |
| Average HH Income | | |
| \$79,504 | \$77,846 | \$105,177 |
| Households | | |
| 5,803 | 47,325 | 131,633 |
| Employees | | |
| 4,607 | 29,942 | 138,457 |
| Median Age | | |
| 36.5 | 36.6 | 37.3 |

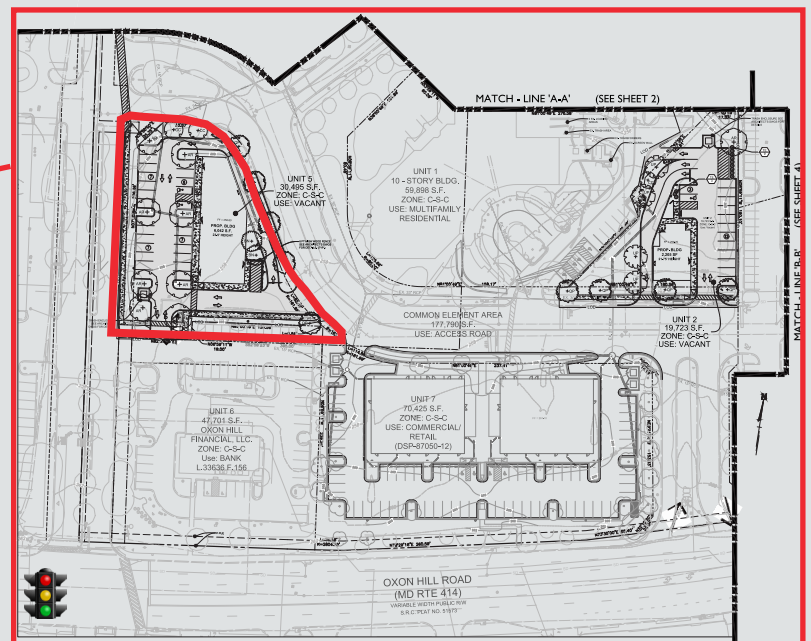
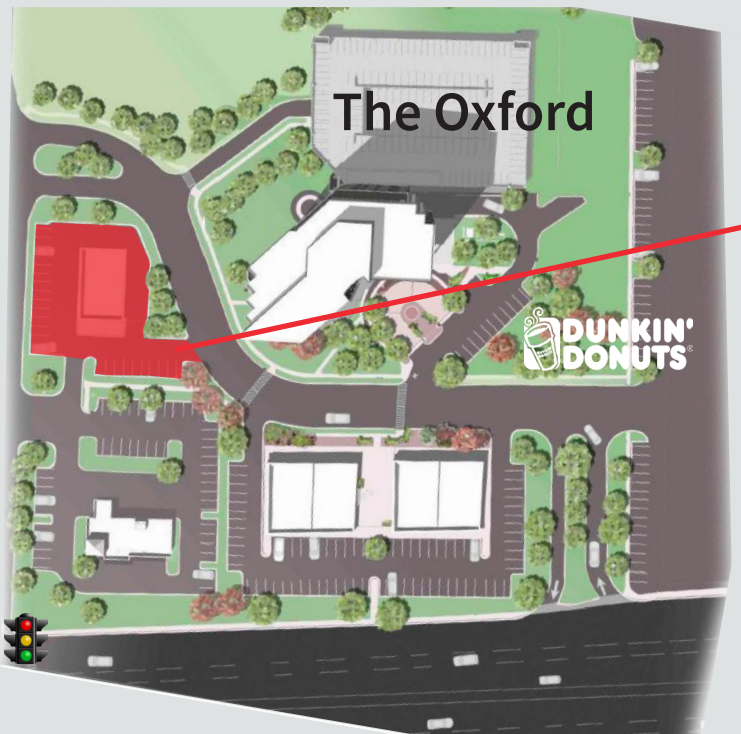


Trade Area

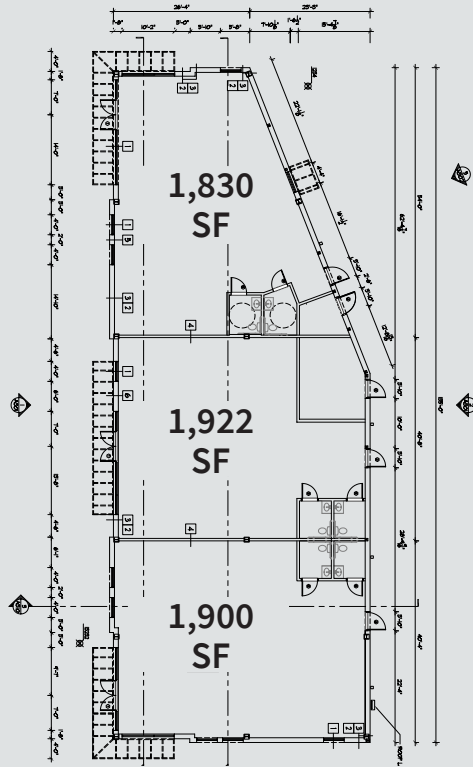


6009 Oxon Hill Rd.

Site area



Site Retail



For more information,
please contact:

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