



The Opportunity

- Pad Sites / Up to 16,000 SF Available
- Shared ingress/egress with Home Depot and Rivertown Commons
- Access – Signalized Intersection along with Right In/Right Out
- Excellent frontage along Oxon Hill Rd
- Proximity to MGM National Harbor and Tanger Outlets
- Traffic Counts
 - Oxon Hill Rd – 32,000
 - I-495 – 166,000

Co-Tenancy



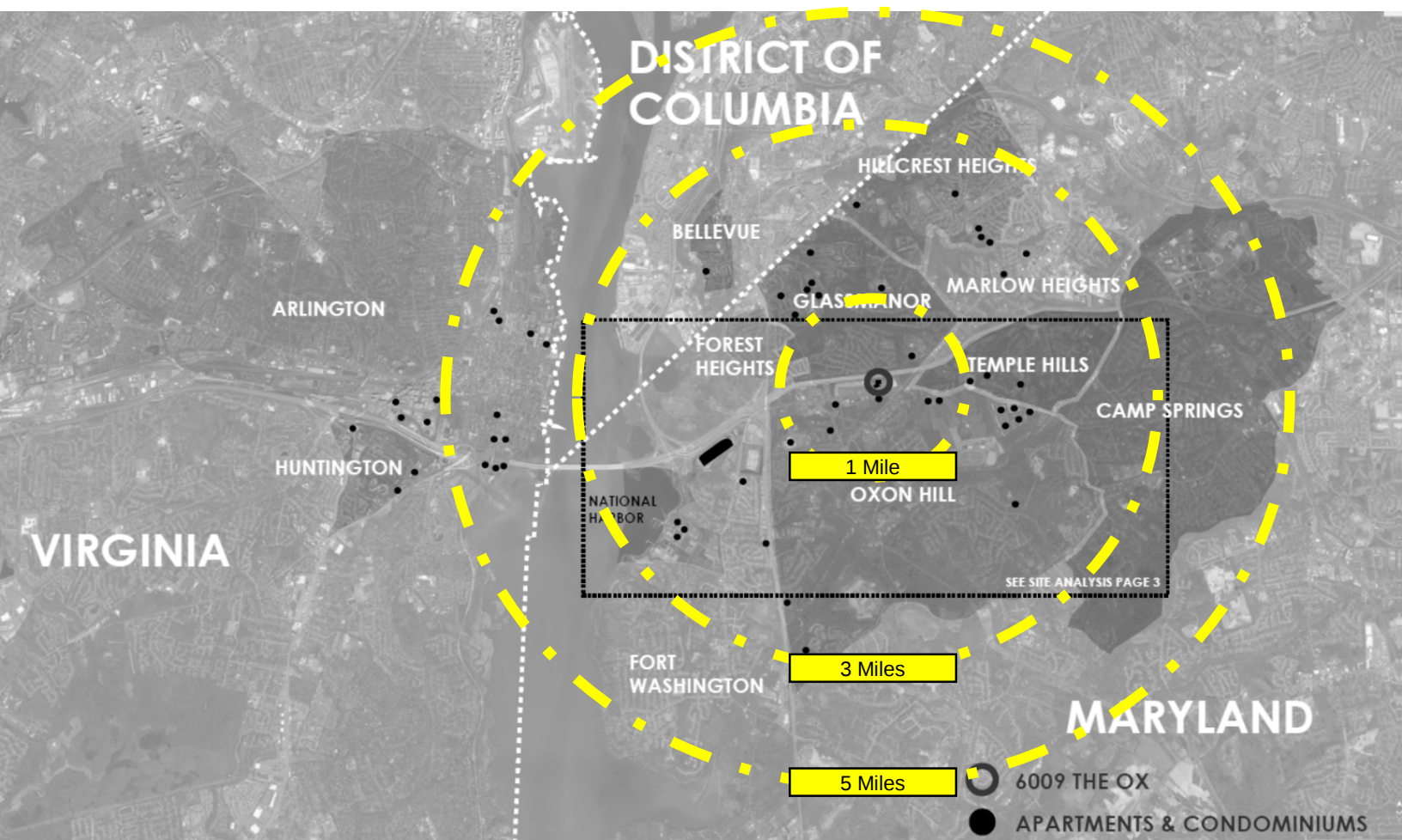
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The Trade Area

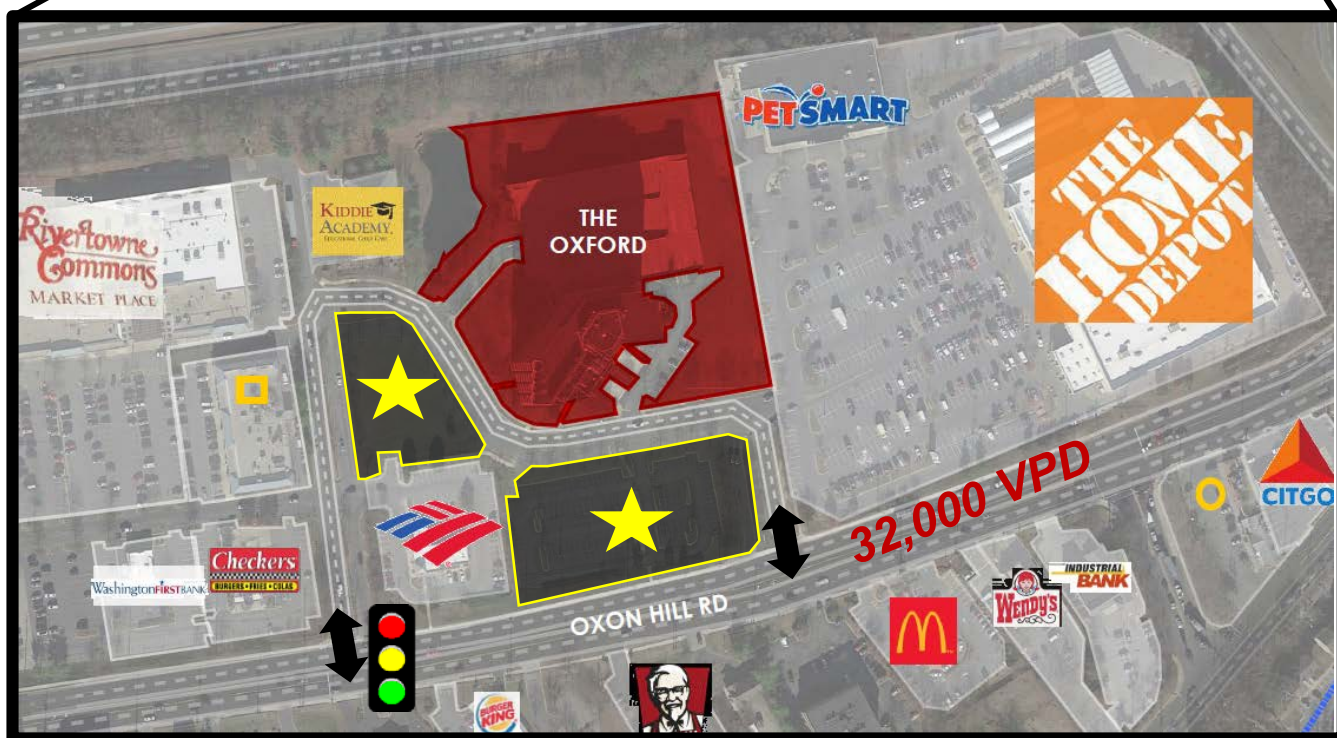
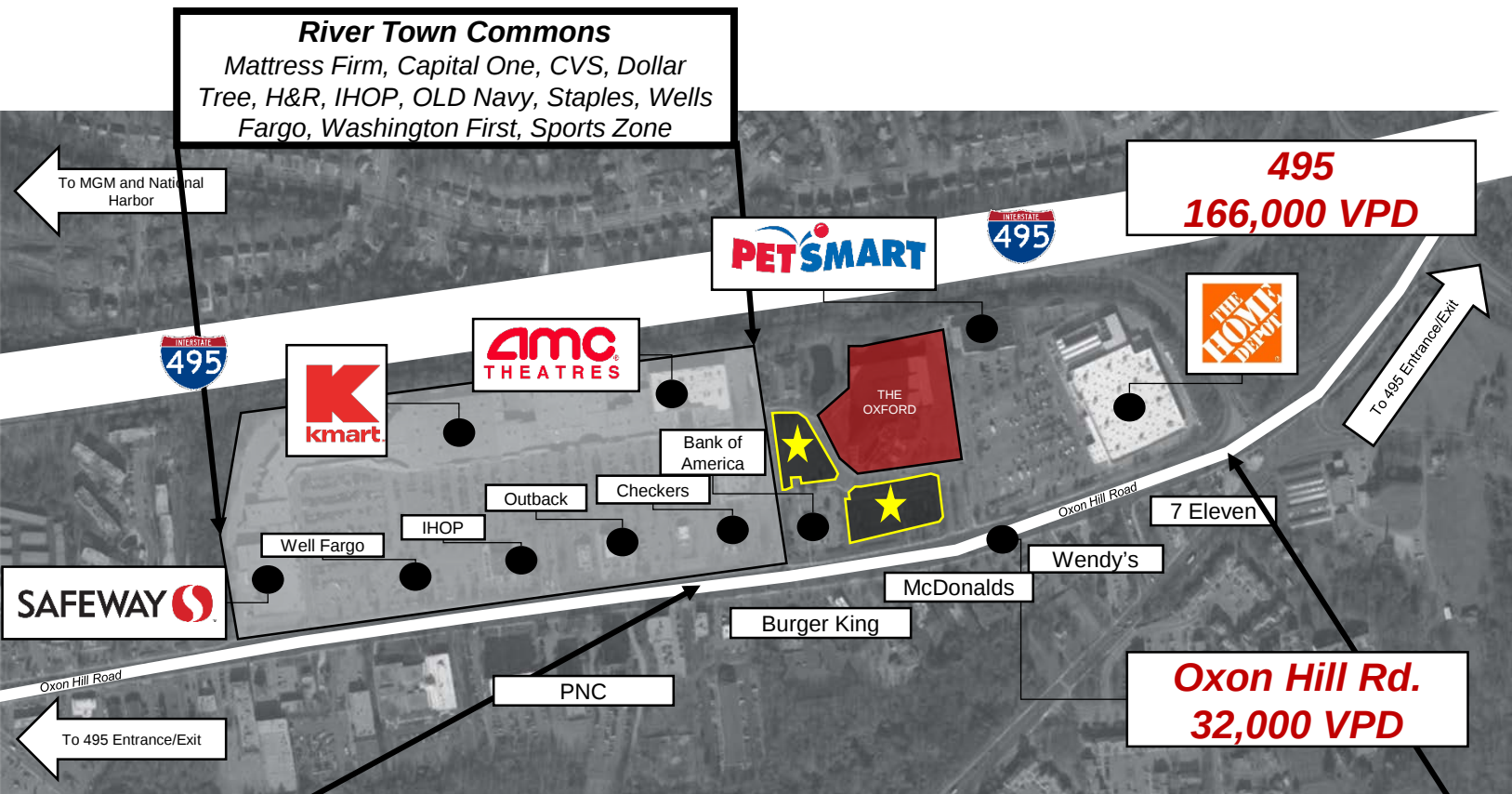


Demographics

	1 mile	3 miles	5 miles
Population:	13,261	122,223	308,475
Day Time Population:	5,453	32,562	140,809
Average Household Income:	\$73,248	\$67,403	\$88,089



The Location



Plans



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