

4439 Wheeler Rd, Oxon Hill, MD 20745

Rare Retail Site For Sale

Site **2,255 SF**

Price:
\$995,000



Easy Access to
Suitland Pkwy & I-495



Strong Demographics
and Prime Frontage



Traffic ADV at Site
17,000 VPD



High-Visibility
Retail Site



**Additional
1.96-acre Parcel
Available for
Purchase:
\$250,000**

301-337-4700
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A Reputation for Results

Population
104,212

Average
Household
Income
\$76,512

Prime Location & Visibility Access & Growth Potential

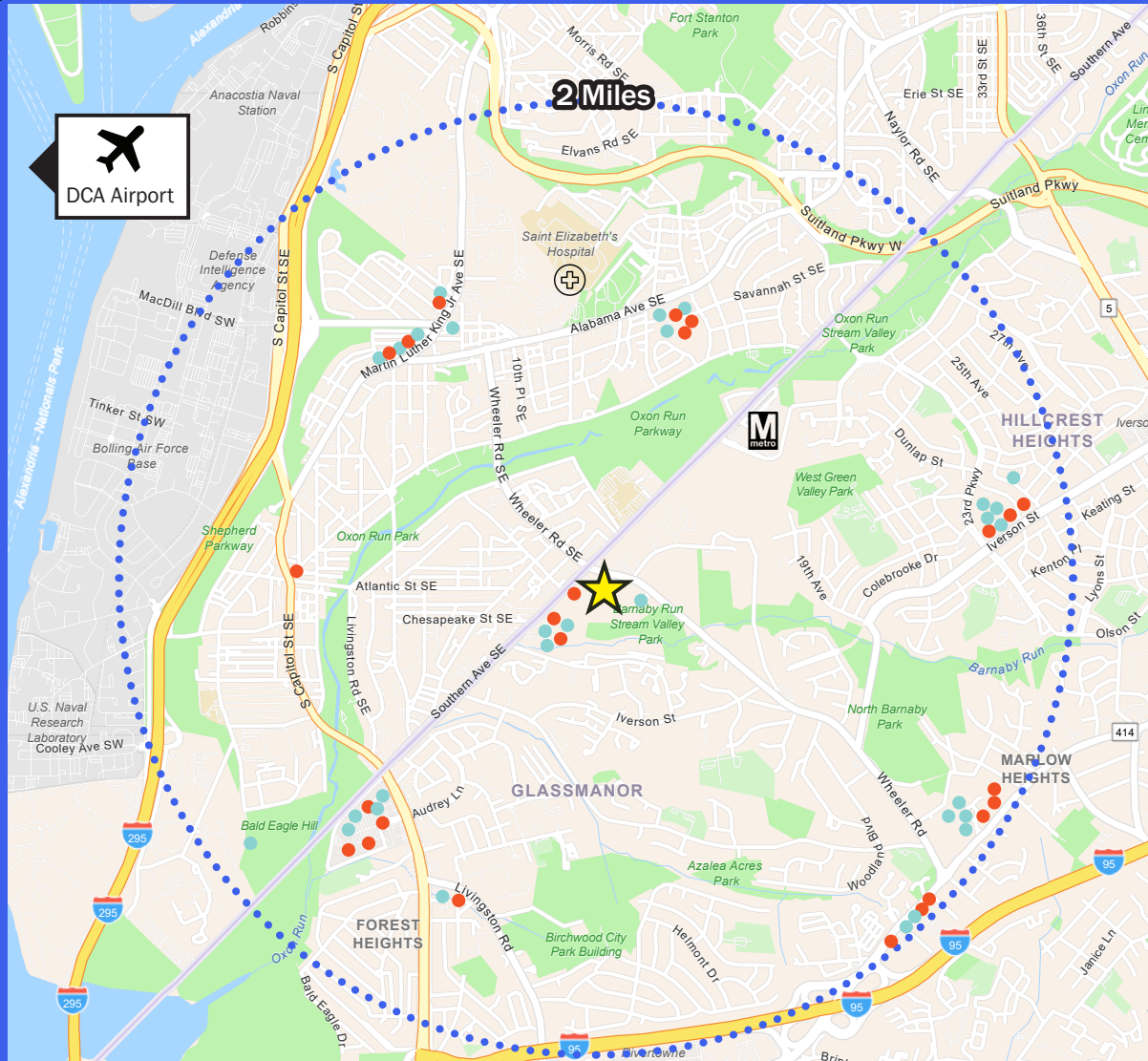
4439 Wheeler Rd offers exceptional visibility and frontage in Oxon Hill, MD, with convenient access to MD-210, I-495, and National Harbor. Its strategic location and flexible development potential make it ideal for retail, automotive, service-oriented businesses, redevelopment, or continued owner-user occupancy in a high-traffic commercial corridor.

● Retail

- Safeway
- Giant Food
- Eastern Motors
- Planet Fitness
- Jiffy Lube
- Global Food
- Family Dollar
- Sherwin-Williams
- 7-Eleven
- AMF Marlow Heights Lanes
- Zips Cleaners

● Restaurants

- Chipotle
- IHOP
- Corner Cafe
- Burger King
- American's Best Wings
- Papa John's Pizza
- Subway
- Taco Bell
- Sweetgreen
- Domino's Pizza



For Purchase Details and Opportunity:

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