

RETAIL SPACE FOR LEASE

# RIVERTOWNE COMMONS

6127 OXON HILL ROAD, OXON HILL, MARYLAND



**CBRE**

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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 122 - **3,700 SF**

Space 131 - **2,047 SF**

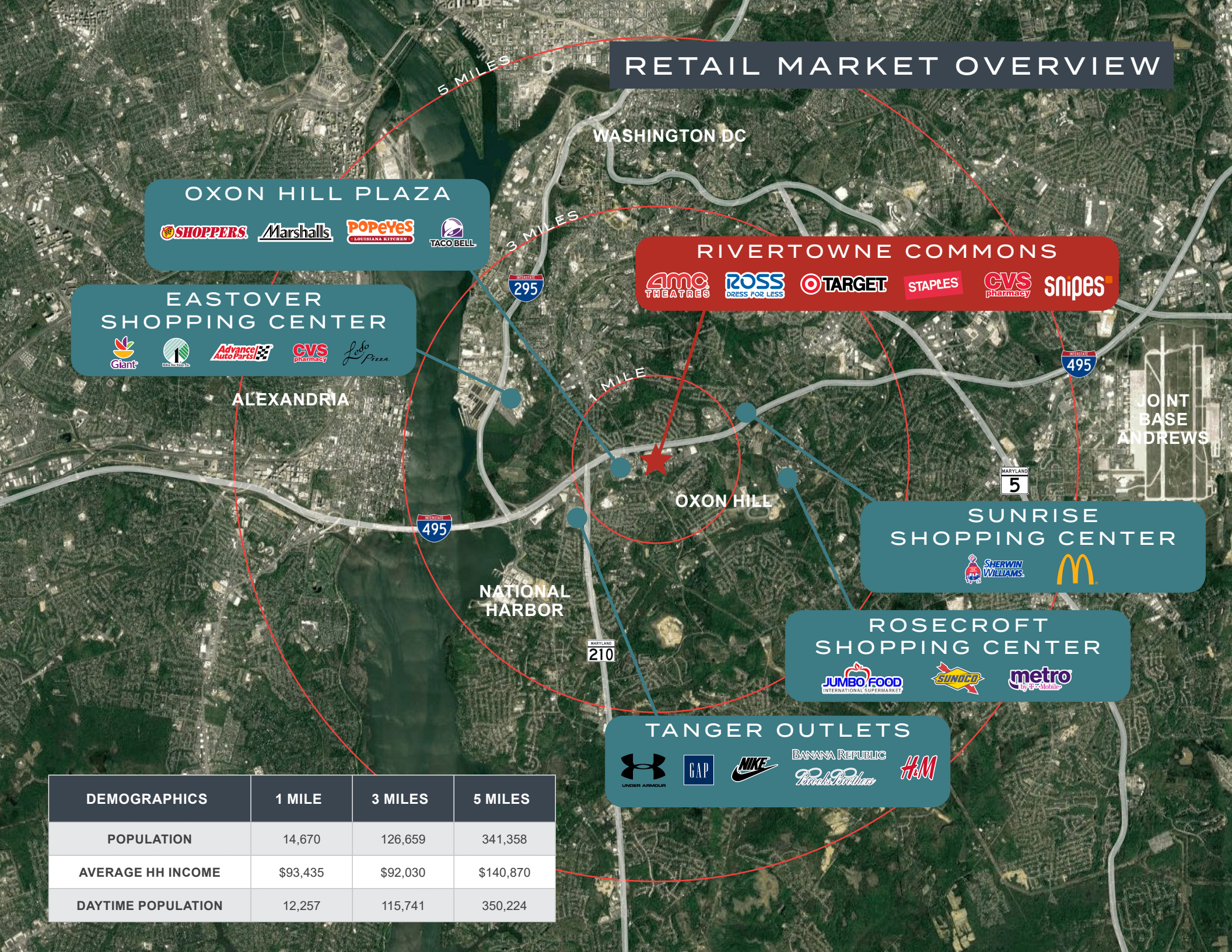
## HIGHLIGHTS

- 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



# RETAIL MARKET OVERVIEW



**OXON HILL PLAZA**

**RIVERTOWNE COMMONS**

**EASTOVER SHOPPING CENTER**

**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



2,047 SF

3,700 SF

1,746 PARKING SPACES

170,439 VPD

33,207 VPD

snipes



ROSS  
DRESS FOR LESS

AMC  
THEATRES

CVS  
pharmacy



WELLS  
FARGO

ihop

OUTBACK  
STEAKHOUSE

Sandy Spring Bank

Checkers  
BURNERS • PILES • COLAS

495

OXON HILL ROAD

# SITE PLAN



 AVAILABLE



## CONTACT US

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