

1,923 ± Freestanding Commercial Building FOR SALE



7205 Livingston Rd
Oxon Hill, MD 20745

PROPERTY HIGHLIGHTS

- 1,923 ± SF freestanding commercial building on 0.248 ± acres
- 7 rooms and 5 bathrooms
- On-site beauty salon
- Sunroom and spacious deck
- Excellent visibility and frontage along Livingston Road
- Zoned C-G-O allowing for a variety of commercial uses
- Strong opportunity for owner-user, investor, or redevelopment play
- Minutes from National Harbor, I-495, Washington, DC in the high trafficked Livingston Rd corridor
- Ample nearby amenities including retail, restaurants, and residential density
- Existing building infrastructure in place with flexible layout potential
- Ideal for assisted living, professional office, medical office, salon, retail boutique, tax office, insurance office, church office, counseling services, or neighborhood service retail
- Strong demographics and traffic counts (8,145 vpd) in established trade area
- Rare small-bay freestanding ownership opportunity in Oxon Hill submarket
- **SALE PRICE: \$675,000.00**

PROPERTY DESCRIPTION

1,923 ± SF Freestanding Commercial Building



MARCUS N. DANIELS

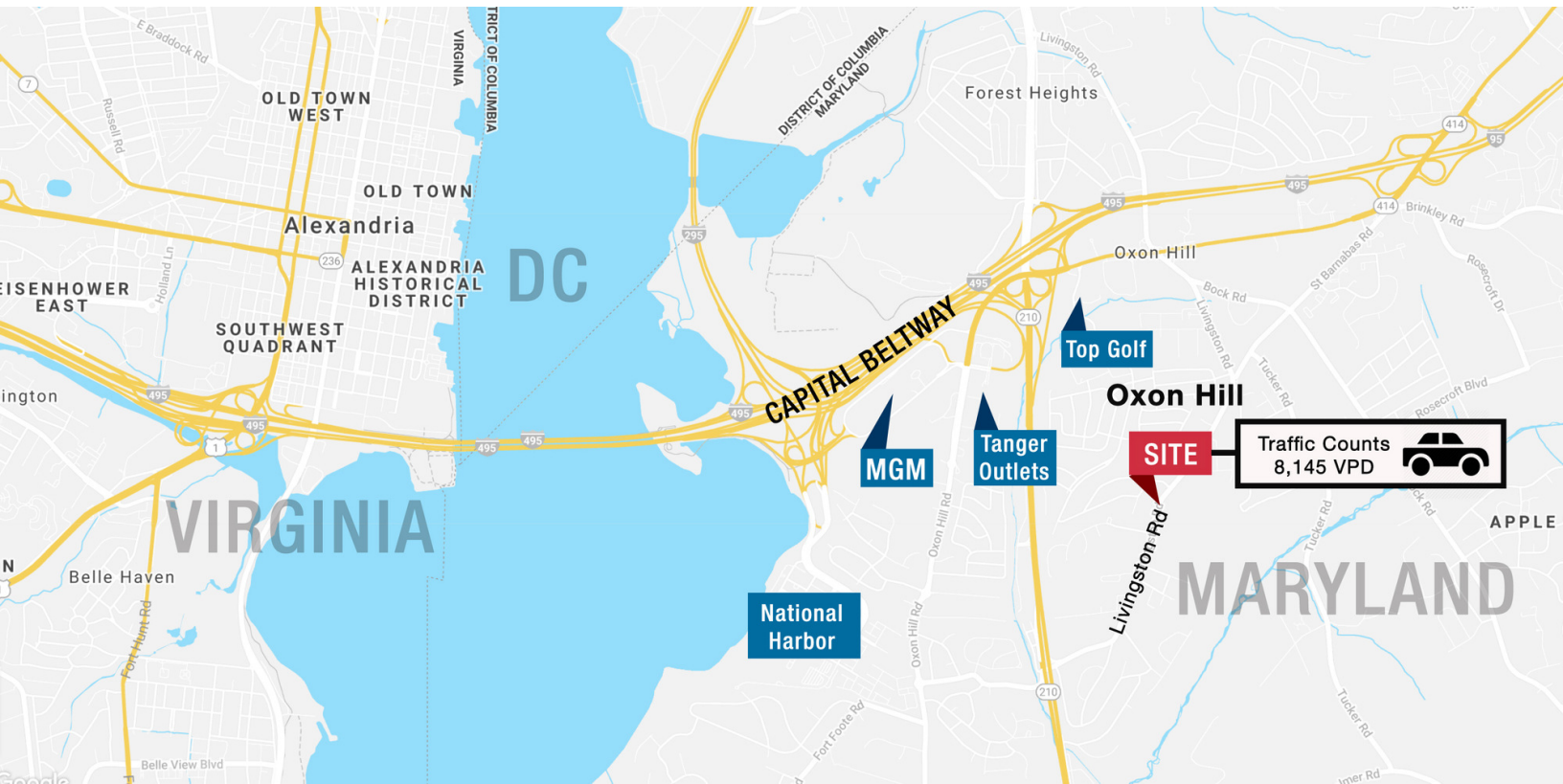
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.



DEMOGRAPHICS

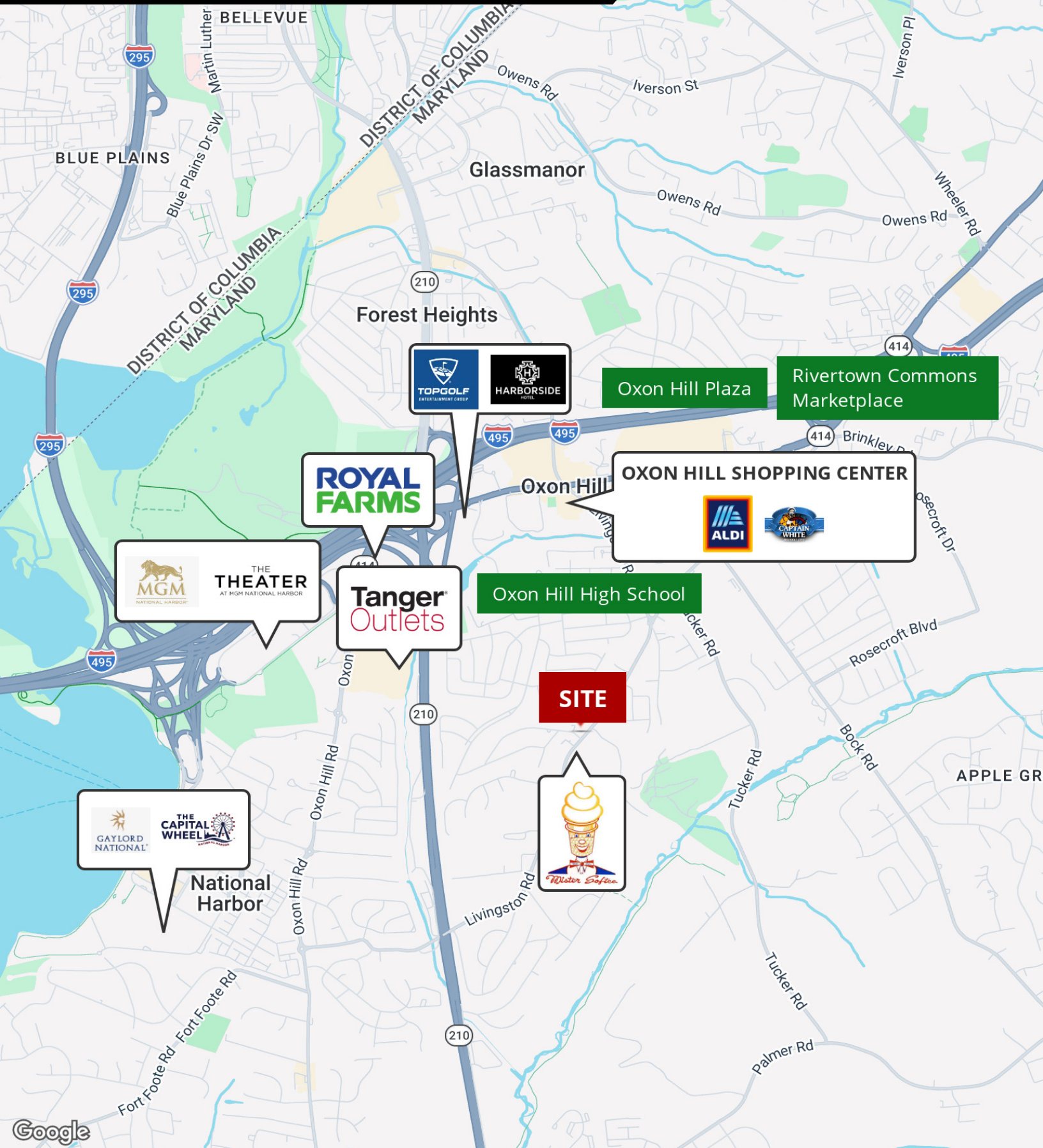
	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 Mile	8,600	3,576	\$98,198
3 Miles	92,083	37,720	\$105,665
5 Miles	290,692	126,819	\$126,275

2023 American Community Survey (ACS)

LOCATION DESCRIPTION

Strategically located in the heart of Oxon Hill along Livingston Road, one of Prince George's County's primary commercial corridors. 7205 Oxon Hill Road benefits from strong daily traffic counts, exceptional visibility, and convenient access to major commuter routes including the Capital Beltway (I-95/495), and Indian Head Highway (Route 210). The property is just minutes from National Harbor, MGM Casino, Tanger Outlets, and downtown Washington, DC, positioning it as one of the regions fastest growing commercial and residential trade areas. 7205 Livingston Road is surrounded by dense residential communities, retail centers, restaurants, and office users. This location offers strong customer accessibility and long-term growth potential.

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