

# 1501 SOUTHERN AVENUE

OXON HILL, MD

1,200 - 18,500 SF AVAILABLE

GROCERY AND SMALL SHOP OPPORTUNITIES







**RAPPAPORT**  
CULTIVATING PLACES



## 1501 SOUTHERN AVENUE OXON HILL, MD

- | Multi-phase retail and residential mixed-use project in an underserved neighborhood with a dedicated high visibility grocery opportunity
- | On the border of the District and Maryland, this property is ideally placed for optimum accessibility as well as being just steps from the Southern Ave Metro Station
- | Located across from the Oxon Run National Parkway and the Children's National Emergency Department at United Medical Center
- | Development project will be delivered with ample surface and structured parking

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	31,295	170,602	504,157
 DAYTIME POPULATION	23,976	162,107	714,393
 HOUSEHOLD INCOME	\$55,178	\$64,284	\$107,902
 TRAFFIC COUNTS	19,700 on Southern Avenue		

### AREA RETAILERS







1501 SOUTHERN AVENUE  
OXON HILL, MD



FORT CIRCLE  
PARK

ANACOSTIA RIVER

SOUTH EAST  
WASHINGTON

SKYLAND TOWN  
CENTER

PENN BRANCH

HILLCREST

DISTRICT OF COLUMBIA  
MARYLAND



DOWNTOWN  
ANACOSTIA

GOOD HOPE  
MARKETPLACE  
SAFEWAY



ST. ELIZABETHS

ST. ELIZABETHS  
HOSPITAL

1501 SOUTHERN AVE

ARNOLD  
HEIGHTS



SHOPS AT PARK  
VILLAGE



THE SHOPS AT IVERSON

HILLCREST  
HEIGHTS



MARLOW HEIGHTS  
SHOPPING CENTER

CONGRESS  
HEIGHTS

UNITED MEDICAL  
CENTER

JOINT BASE ANDREWS



# SITE PLAN

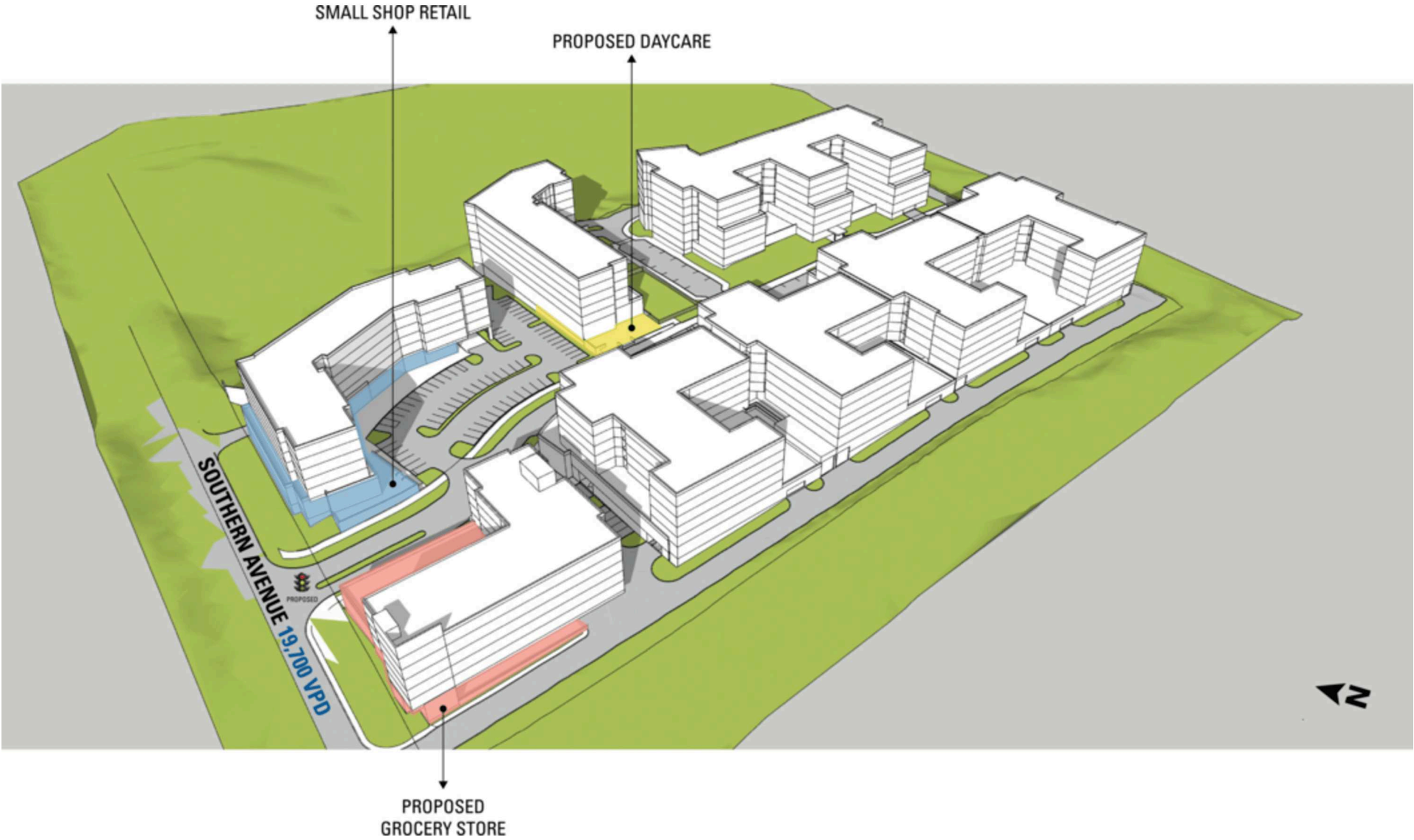
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# RENDERINGS

1501 SOUTHERN AVENUE | OXON HILL, MD

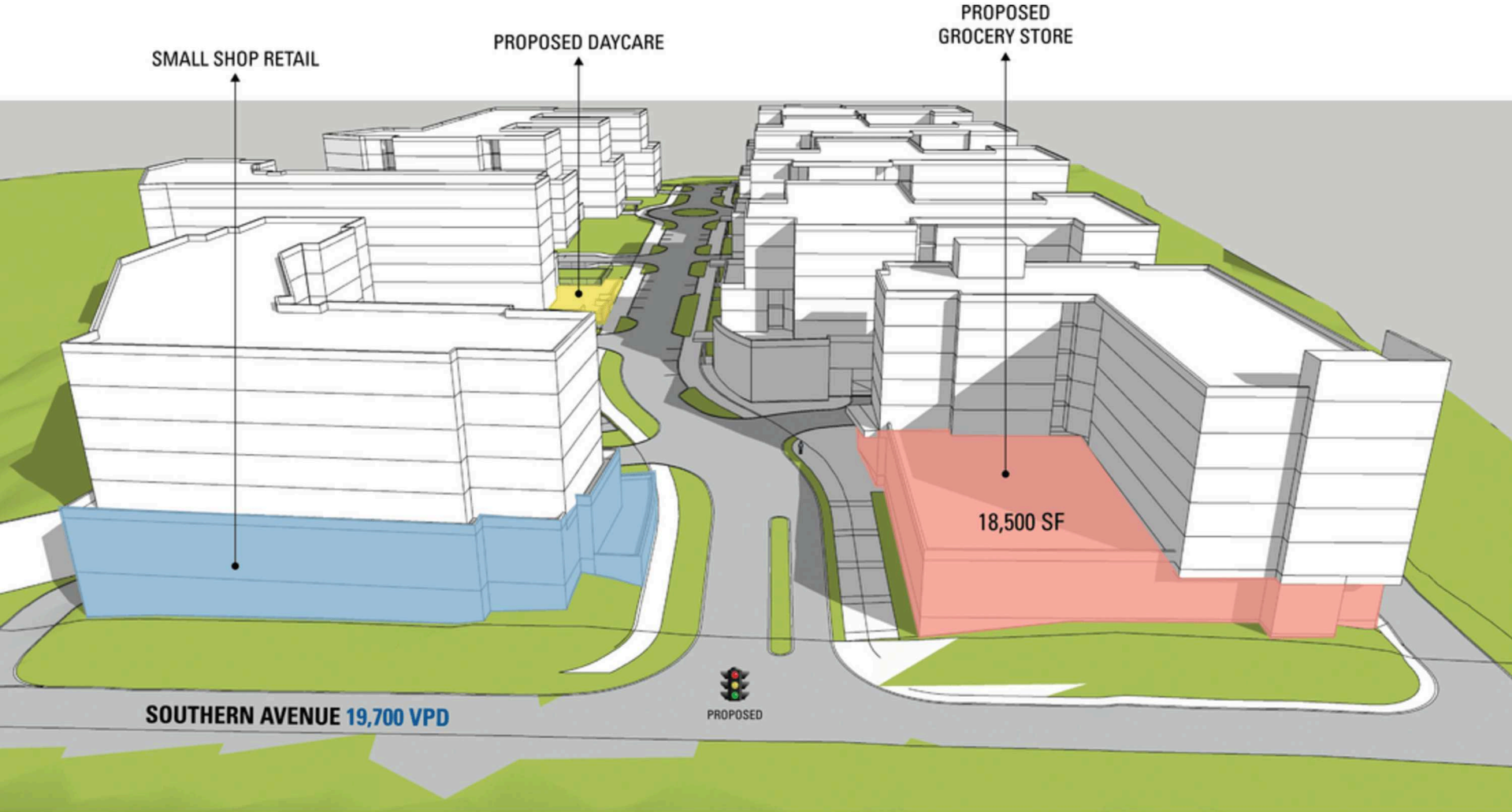
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