

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 2025

	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

PENN BRANCH

HILLCREST

ANACOSTIA RIVER

SOUTH EAST
WASHINGTON

SKYLAND TOWN
CENTER



DOWNTOWN
ANACOSTIA

DISTRICT OF COLUMBIA
MARYLAND

GOOD HOPE
MARKETPLACE
SAFEWAY

ST. ELIZABETHS
HOSPITAL



ST. ELIZABETHS

1501 SOUTHERN AVE



SHOPS AT PARK
VILLAGE



THE SHOPS AT IVERSON

ARNOLD
HEIGHTS

HILLCREST
HEIGHTS

MARLOW HEIGHTS
SHOPPING CENTER



CONGRESS
HEIGHTS

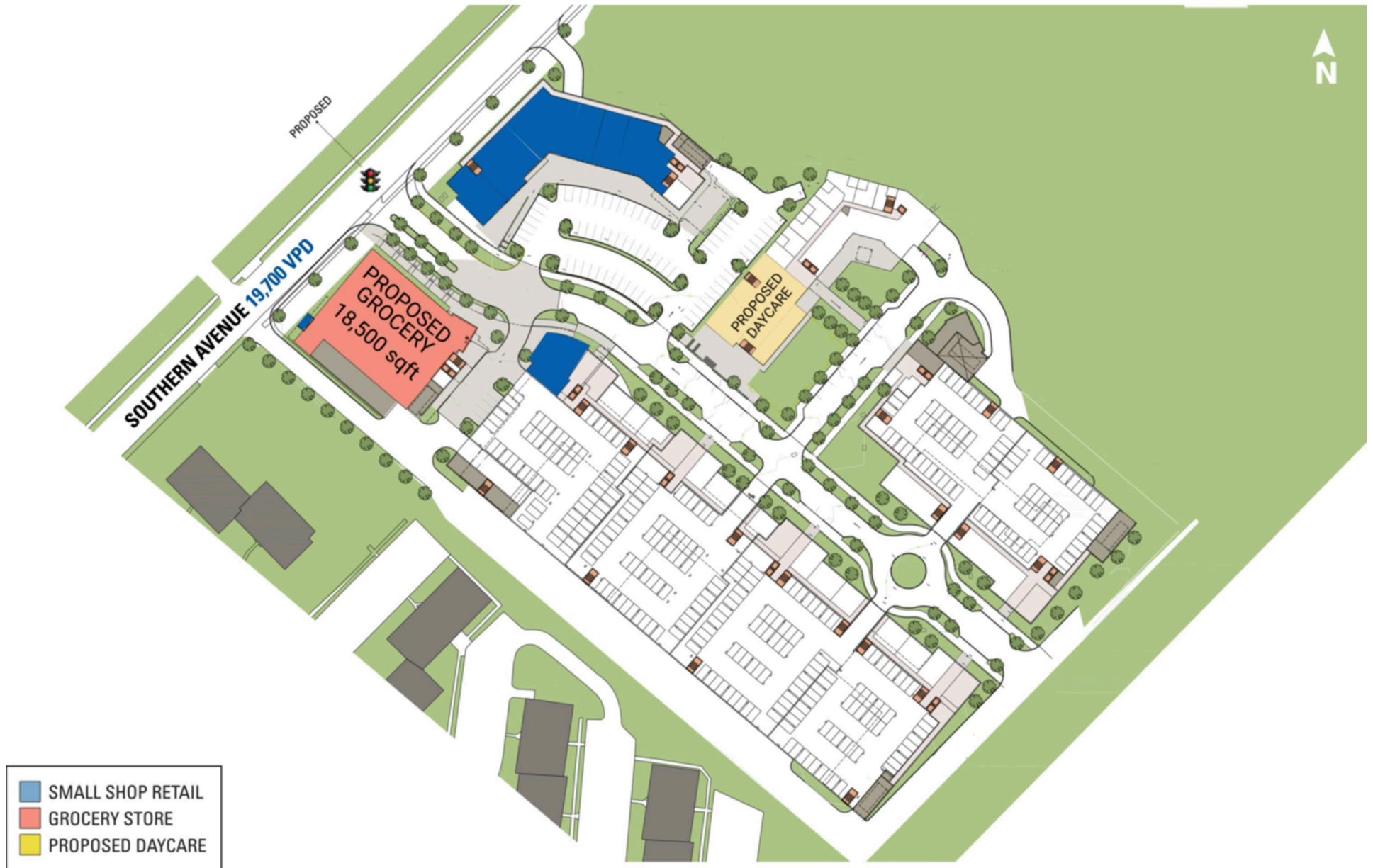
UNITED MEDICAL
CENTER

JOINT BASE ANDREWS

SITE PLAN

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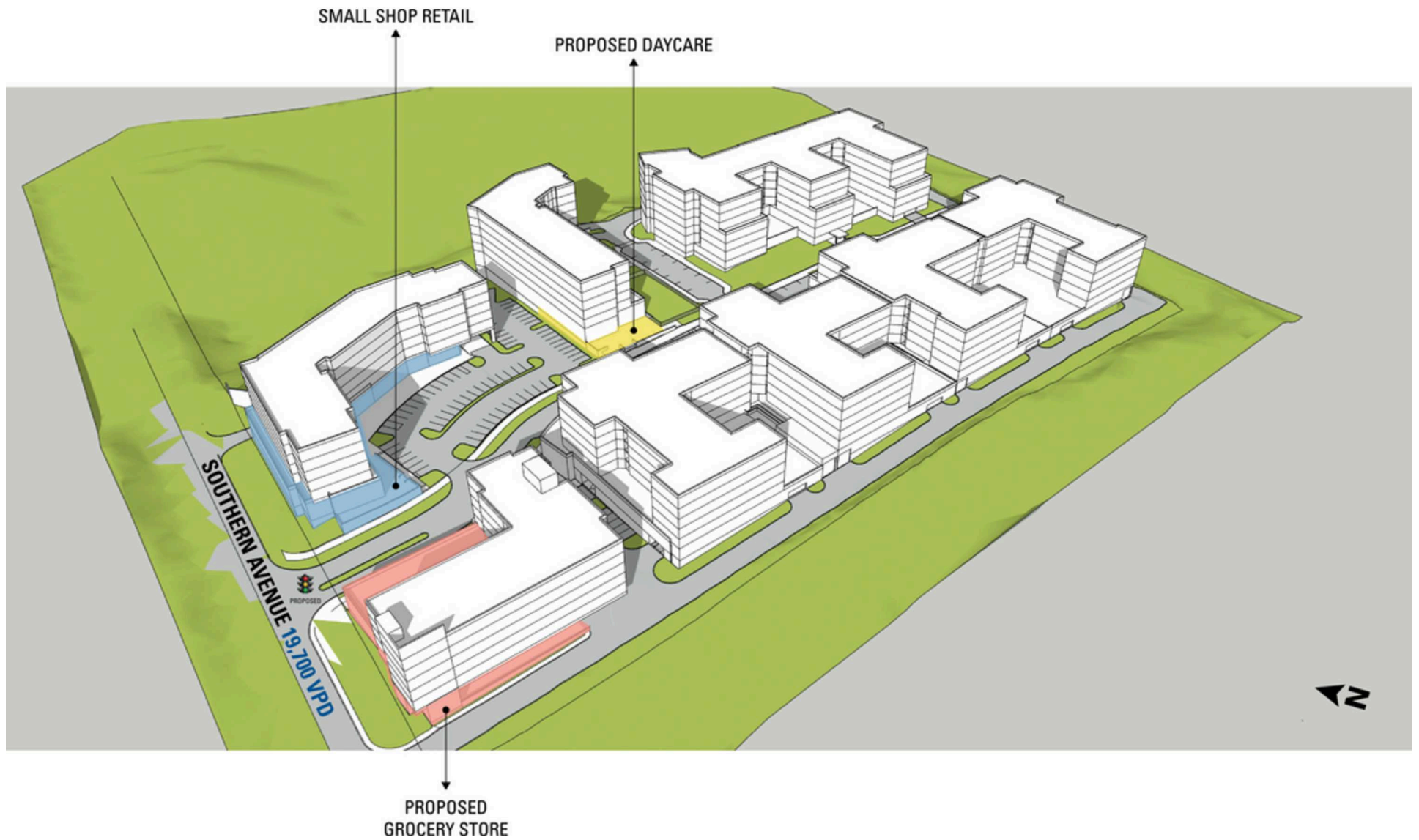
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RENDERINGS

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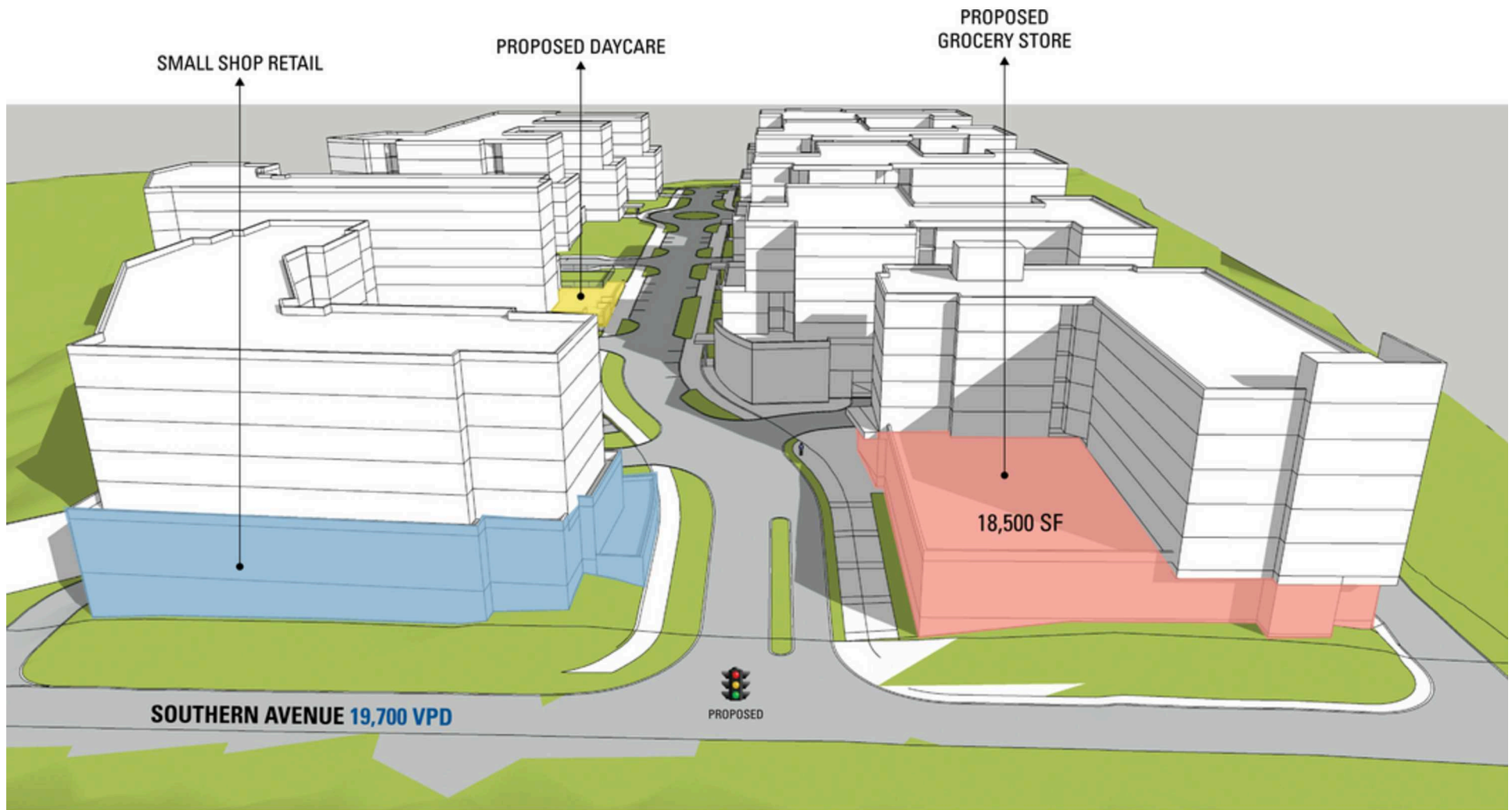
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