

SUNRISE SHOPPING CENTER

OXON HILL, MD

1,200 - 4,100 SF AVAILABLE







SUNRISE SHOPPING CENTER

OXON HILL, MD

- | Located at signalized intersection on St. Barnabas Road
- | Within close proximity of I-495/I-95 Interchange
- | Anchored by Global Food, nationally recognized co-tenants include Subway, McDonalds, and Family Dollar

DEMOGRAPHICS 2024

| | 1 MILE | 3 MILES | 5 MILES |
|---|-------------------------------|----------|-----------|
|  POPULATION | 15,221 | 139,207 | 343,765 |
|  DAYTIME POPULATION | 1,158 | 26,283 | 151,205 |
|  HOUSEHOLD INCOME | \$86,821 | \$82,350 | \$111,405 |
|  TRAFFIC COUNTS | 42,273 on Saint Barnabas Road | | |

CO-TENANTS





SUNRISE SHOPPING CENTER
OXON HILL, MD



POTOMAC
HIGH SCHOOL

WHEELER ROAD 25,630 VPD

SAINT BARNABAS ROAD 42,273 VPD



BARNABY MANOR
ELEMENTARY SCHOOL

Sunrise Shopping Center



I 495 86,886 VPD



J. FRANK DENT
ELEMENTARY SCHOOL



HEATHER HILL
APARTMENTS

REMINGTON PLACE
APARTMENTS

Shops at Oxford






Rivertowne Commons Marketplace





OXON HILL ROAD

SITE PLAN

SUNRISE SHOPPING CENTER | OXON HILL, MD

1,200 - 4,100 SF AVAILABLE



TENANT LIST

SUNRISE SHOPPING CENTER | OXON HILL, MD

| # | SQ. FT | MERCHANT | # | SQ. FT | MERCHANT | # | SQ. FT | MERCHANT |
|---|--------|--|----|--------|--------------------------|----|--------|--------------------|
| 1 | 4,760 | Sherwin Williams | 7 | 8,000 | Family Dollar | 12 | 1,200 | Available |
| 2 | 1,200 | Millhouse Barbers | 8 | 27,590 | Global Food of Oxen Hill | 13 | 1,200 | MetroPCS |
| 3 | 1,200 | Kenya & Company | 9 | 4,100 | Available | 14 | 1,200 | Sunrise Nails |
| 4 | 1,200 | U.S. Armed Forces Career Center | 9A | 2,500 | Active Physical Therapy | 15 | 1,200 | China Best Express |
| 5 | 8,103 | DaVita | 10 | 1,500 | Available | 16 | 1,560 | El Mexireno |
| 6 | 1,451 | Mason's Enhance Your Smile Dental Center | 11 | 1,200 | Subway | 17 | 4,367 | McDonald's |

RAPPAPORT
CULTIVATING PLACES

SUNRISE SHOPPING CENTER | , OXON HILL, MD

Will Collins | wcollins@rappaportco.com | 571.382.1225

Chris Pamboukian | cpamboukian@rappaportco.com | 571.382.1217

rappaportco.com