







RAPIDREPORT

OXON HILL, MD
2,334 - 3,075 SF AVAILABLE

1501 SOUTHERN AVENUE
OXON HILL, MD

On the border of the District of Columbia and Maryland, this property is ideally placed for optimum accessibility as well as being just steps from the Southern Ave Metro Station. 1501 Southern Avenue is located across from the Oxon Run National Parkway, including the Oxon Run Stream, and the Children’s National Emergency Department at United Medical Center. The nearby shopping centers include national and regional retailers, such as Giant, IHOP, and multiple gas stations that add to a consistent flow of traffic within the area.

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		

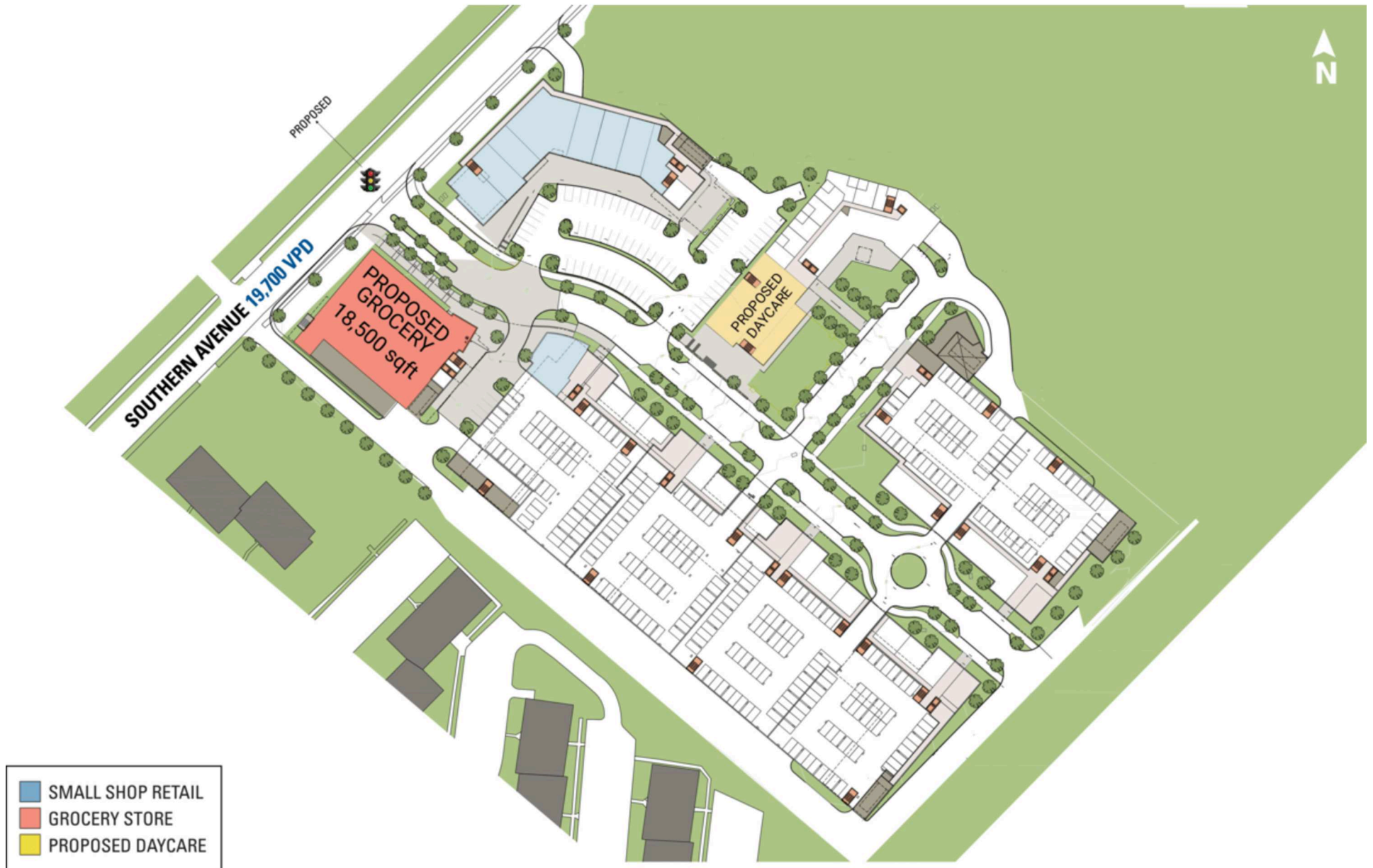
AREA RETAILERS



SITE PLAN

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RAPPAPORT

1501 SOUTHERN AVENUE | 1501 SOUTHERN AVENUE, OXON HILL, MD

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