



1501 SOUTHERN AVENUE

Oxon Hill, MD

2,334 - 3,075 SF available

RAPPAPORT
CULTIVATING PLACES

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.

2025 Demographics

	1 mi.	3 mi.	5 mi.
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		

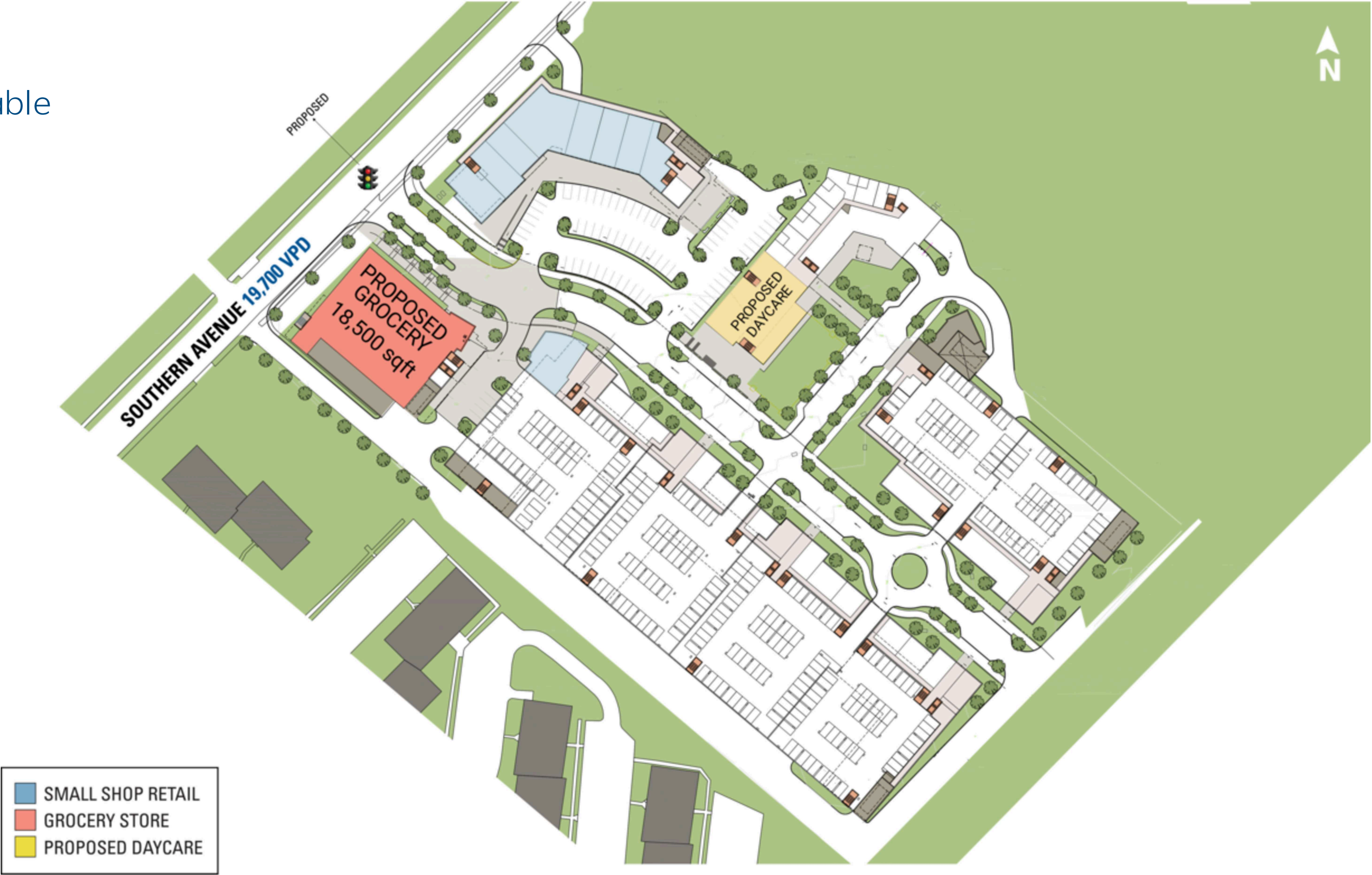
Area Retailers



Site Plan

2,334 - 3,075 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
	-	Chipotle
	-	Giant
	-	United Medical Center
1	18,500 SF	PROPOSED GROCERY
2	2,334 SF	Available

Space #	Sq. Ft.	Tenant
3	2,334 SF	Available
4	2,334 SF	Available
5	2,334 SF	Available
6	2,334 SF	Available
7	2,334 SF	Available

Space #	Sq. Ft.	Tenant
8	2,334 SF	Available
9	2,334 SF	Available
10	-	PROPOSED DAYCARE
11	3,075 SF	Available

The Property

1501 Southern Avenue

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

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983