



5410 INDIAN HEAD HIGHWAY

OXON HILL, MARYLAND 20745

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Close proximity to Washington D.C.
- Just minutes from Interstate 495
- High visibility with immediate access to MGM, National Harbor, Washington D.C. and Northern Virginia
- Located in the heart of the growing business corridor in Oxon Hill
- Utilities are all public
- 33,000 AADT
- Located in a qualified census tract
- RE Taxes - \$14,700

BUILDING SIZE: 22,800 SF ±

LOT SIZE: 1.46 ACRES ±

YEAR BUILT: 1964

STORIES: 3

PARKING: 83 SPACES (3.64/1,000 SF)

ZONING: C-G-0

SALE PRICE: \$2,650,000



PARCEL OUTLINE

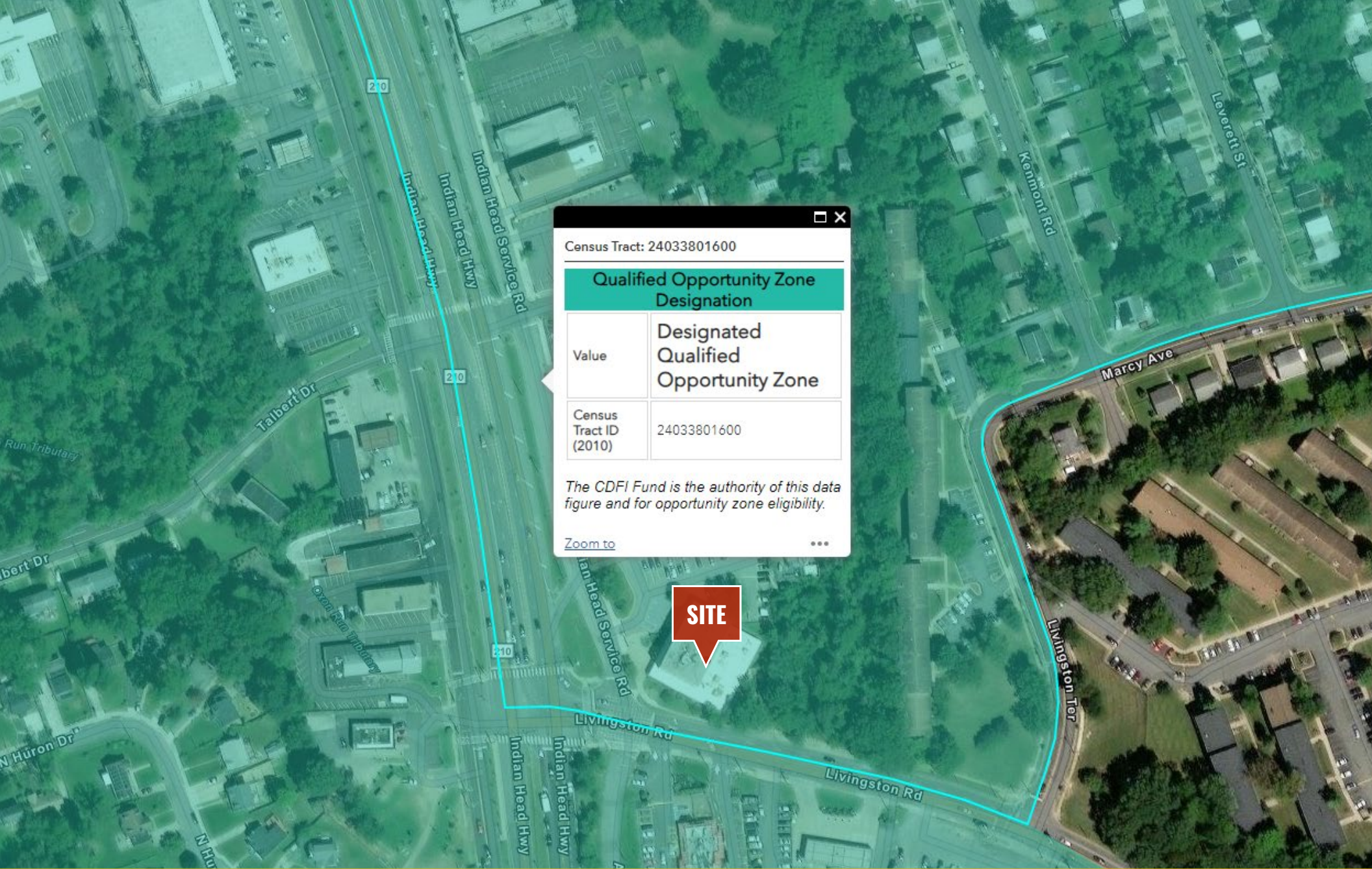


210

INDIAN HEAD HWY 33,014 AADT

LIVINGSTON RD 14,692 AADT

CENSUS TRACT



Census Tract: 24033801600

Qualified Opportunity Zone Designation

Value	Designated Qualified Opportunity Zone
Census Tract ID (2010)	24033801600

The CDFI Fund is the authority of this data figure and for opportunity zone eligibility.

[Zoom to](#) ...

SITE

DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,316

75,415

184,314

DAYTIME POPULATION



20,409

155,622

475,119

AVERAGE HOUSEHOLD INCOME



\$72,100

\$113,495

\$139,921

NUMBER OF HOUSEHOLDS



9,875

61,851

191,354

MEDIAN AGE

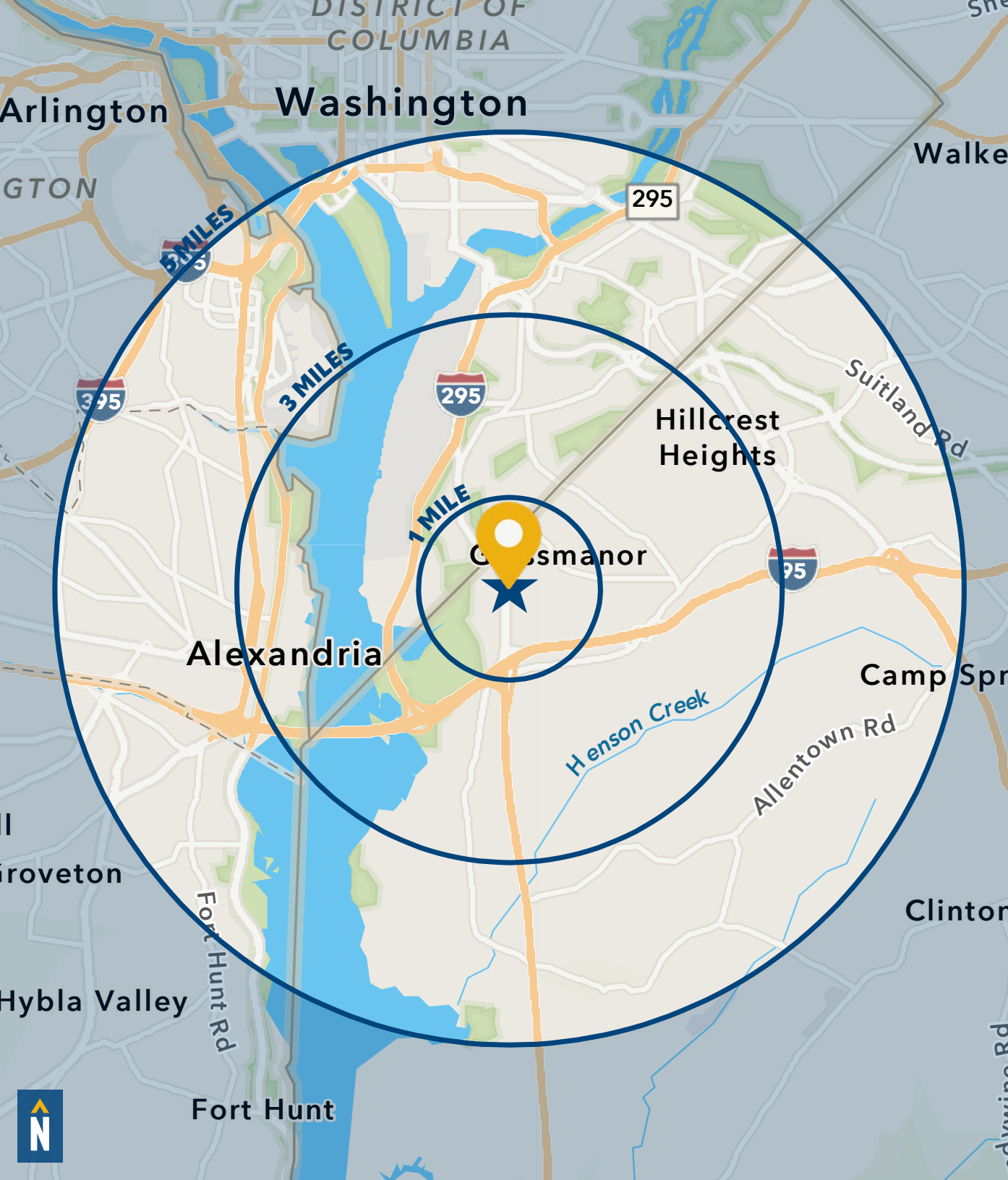


34.3

36.8

38.0

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



DAVID MCCLATCHY

SENIOR VICE PRESIDENT & PRINCIPAL

410.953.0366

DMCCLATCHY@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION 

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.