

For Sale
Restaurant & Retail Buildings



6308 Livingston Road

Oxon Hill, Maryland 20745

Property Highlights

- Two buildings totaling 5,317± SF for sale
- Fully built-out restaurant - 6308 Livingston Rd - 4,348± SF
- Retail building - 6316 Livingston Rd - 969± SF
- Zoned C-S-C
- 0.89± acres of land
- Active liquor license
- Equipment available for sale
- Immediately available
- SALE PRICE: Call For Offers - Due Thursday July 1, 2021

Location Overview

6308 Livingston Road is well-situated in the rapidly growing Oxon Hill area of Prince George's County. The property is near many new and regional amenities, including National Harbor, MGM National Harbor, Top Golf, and Tanger Outlets. It is less than 2 miles from Washington DC and less than 3 miles from Alexandria and Northern Virginia.



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FOR SALE

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RETAIL SIZE: 967 SF

RESTAURANT SIZE: 4,348 SF

YEAR BUILT: 1967

ZONING: C-S-C



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	12,704	\$71,091
3 MILES	111,384	\$62,425
5 MILES	288,154	\$75,925

* Figures shown represent estimates

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