



## Property Features

- 17,750± SF retail building
- Great visibility on Route 414 (Oxon Hill Road)
- High ceiling height (16') and open floor plan
- Fully conditioned
- Ample parking
- Across from Rivertowne Commons Marketplace; tenants include Safeway, CVS, Wells Fargo, AMC Theater, and more
- Less than 10 minutes from Tanger Outlets, MGM National Casino & Resort, and National Harbor
- **Lease rate: \$17.00/SF NNN**
- **Sale price: \$4,000,000**



## Michael Isen

+1 301 918 2908 • [misen@naimichael.com](mailto:misen@naimichael.com)

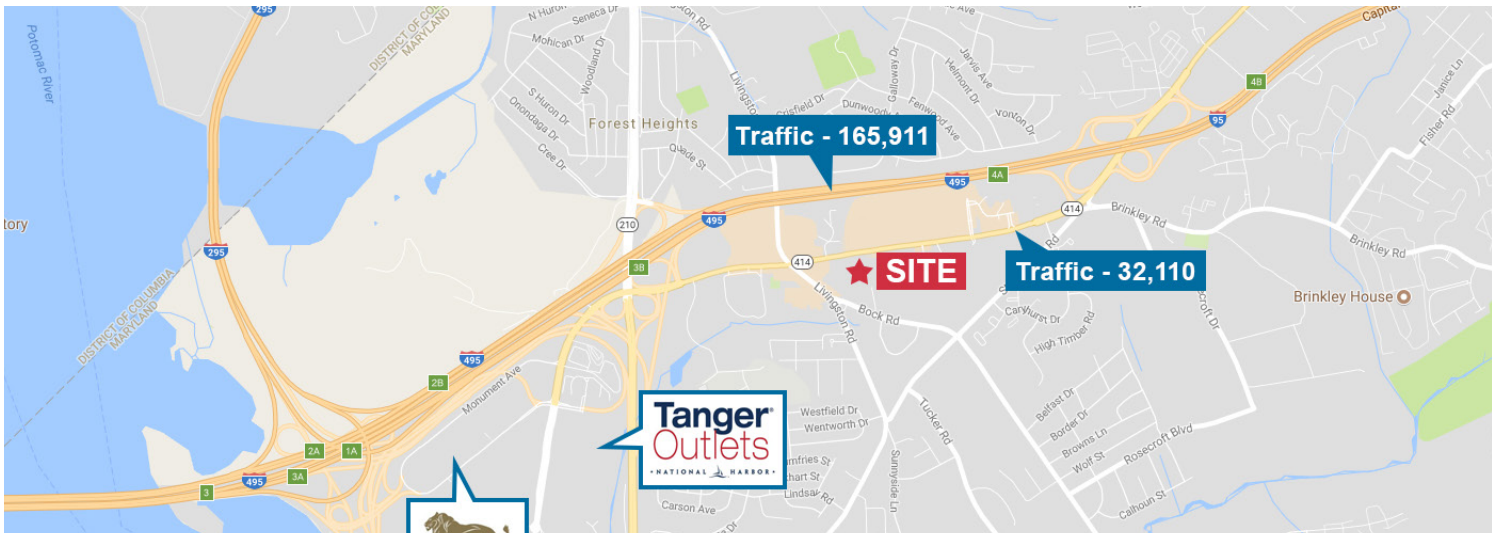
## Michael DiMeglio

+1 301 918 2949 • [mdimeglio@naimichael.com](mailto:mdimeglio@naimichael.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

10100 Business Parkway  
Lanham, Maryland 20706  
+1 301 459 4400  
[naimichael.com](http://naimichael.com)

Retail Building Sale or Lease  
Ideally Located Near  
Many Amenities



### Demographics

	1 mile	3 miles	5 miles
Population	13,696	116,822	323,696
Households	4,895	45,517	135,126
Avg Household Income	\$77,242	\$69,375	\$95,874

Nielsen 2017



10100 Business Parkway  
Lanham, Maryland 20706  
+1 301 459 4400  
[naimichael.com](http://naimichael.com)