



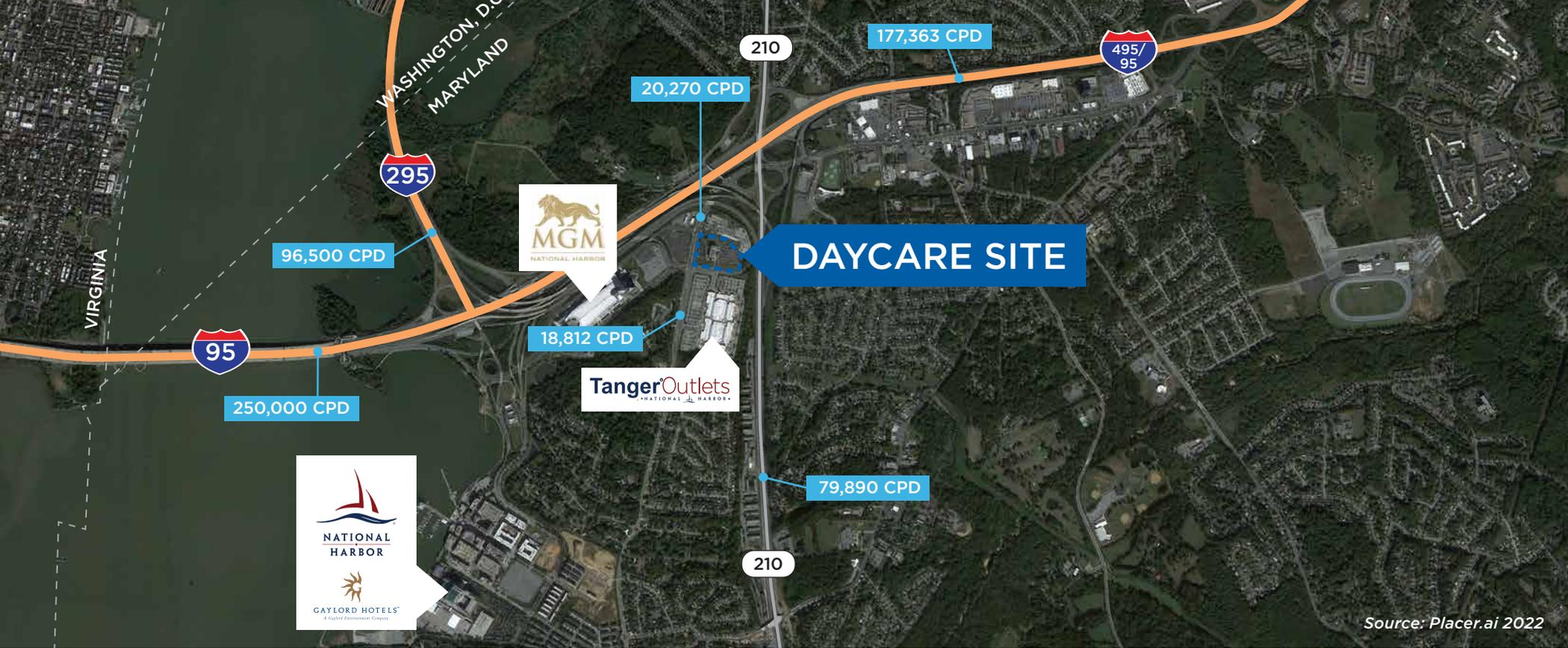
OXON HILL DAYCARE SITE OPPORTUNITY

6710 OXON HILL ROAD | OXON HILL, MD 20745

With seamless connection to major area thoroughfares, this 1.3 acre zoned daycare site is strategically positioned to offer unbeatable convenience and accessibility for families on the go.

HIGHLIGHTS

- Hassle free access to and from commuter paths, I-95, I-295, I-495, and Route 210
- Adjacent to Oxon Hill Park & Ride facility, offering 649 parking spaces and stops for four WMATA bus routes
- Steps away from an existing fully leased, five-story office building with 200 full-time employees, and future Starbucks location
- Minutes from National Harbor, a 7.3M SF mixed-use waterfront development, Tanger Outlets, Gaylord National Resort & Convention Center and MGM Hotel & Casino contributing to a combined workforce of 14,000 employees
- Excellent demographics, with 8,000+ children under five within a 10 minute drive time
- Abundant surface parking
- Site is available for purchase or ground lease

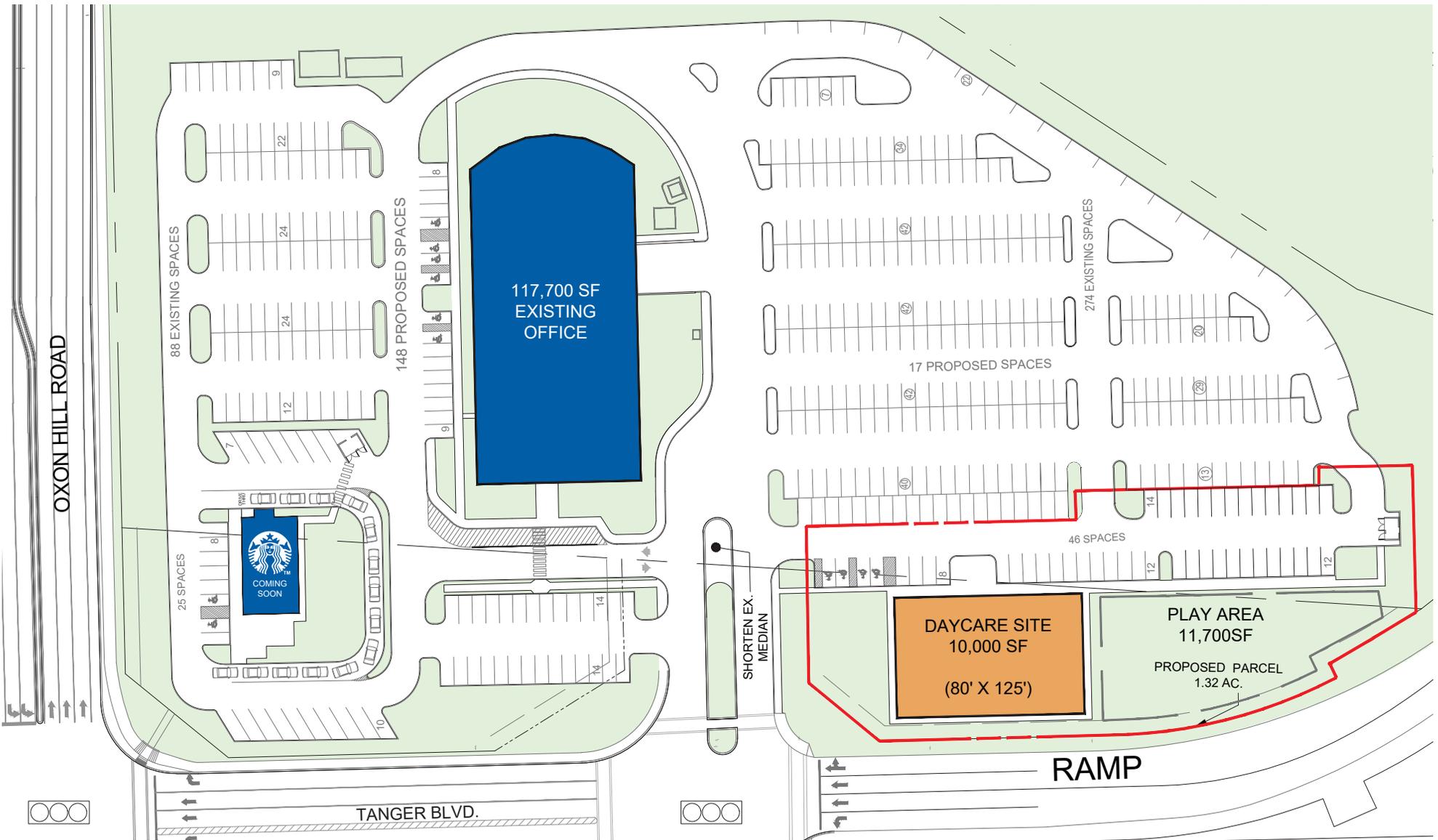


Source: Placer.ai 2022



DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION 	13,765	134,208	436,926
TOTAL HOUSEHOLDS 	5,455	57,319	186,159
AVERAGE HHI 	\$116,510	\$119,425	\$139,238
KIDS UNDER 5 YRS. OLD 	688	8,054	26,215
CHILD CARE SPENDING <5 YEARS OF AGE 	\$1.7M 184% above national avg.	\$32.4M 144% above national avg.	\$121.3M 148% above national avg.

Source: Esri 2023





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