



RETAIL PROPERTY FOR LEASE

5700 SILVER HILL ROAD

DISTRICT HEIGHTS, MD 20747



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DISTRICT HEIGHTS, MD 20747

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	10,000 - 38,920 SF
Lease Rate:	Negotiable
Lot Size:	4.54 Acres
Year Built:	1965
Building Size:	38,920 SF
Zoning:	CSC
Parking Spaces:	340

PROPERTY OVERVIEW

5700 Silver Hill Road is a 38,920 SF structure shadow anchored by Penn Station Shopping Center. Penn Station Shopping Center is home to Game Stop, Planet Fitness, Dollar Tree, Marshall's, dd's Discounts, Rainbow, Pizza Hut, TGIFriday's, PriceRite, Subway, Cricket, Burger King and Democracy Federal Credit Union.

PROPERTY HIGHLIGHTS

- Billboard signage to Pennsylvania Avenue (Maryland Route 4) with approximately 30,000 vehicles per day.
- 3.0 miles to the Washington DC line.
- Densely populated area with over 377,056 people within a 5-mile radius.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	8,192	56,566	146,424
Total Population:	20,409	145,865	377,056
Average HH Income:	\$73,578	\$70,562	\$73,800



Penn Station

Save a Lot, Dollar Tree, Rainbow, Marshalls, FRIDAYS

Silver Hill Plaza

SHOPPERS Food & Pharmacy, CVS pharmacy, Advance Auto Parts, FAMILY DOLLAR

Penn Mar Shopping Center

SHOPPERS Food & Pharmacy, Burlington, Rainbow, ROSS DRESS FOR LESS, DOLLAR TREE, Party City, petco

Centre at Forestville

TARGET, JCP, rue21, five BELOW, Bath Body Works

District Heights

Giant, Panda Express, Church & Dwight

Wendy's, CVS pharmacy

ROSES, MAXWAY

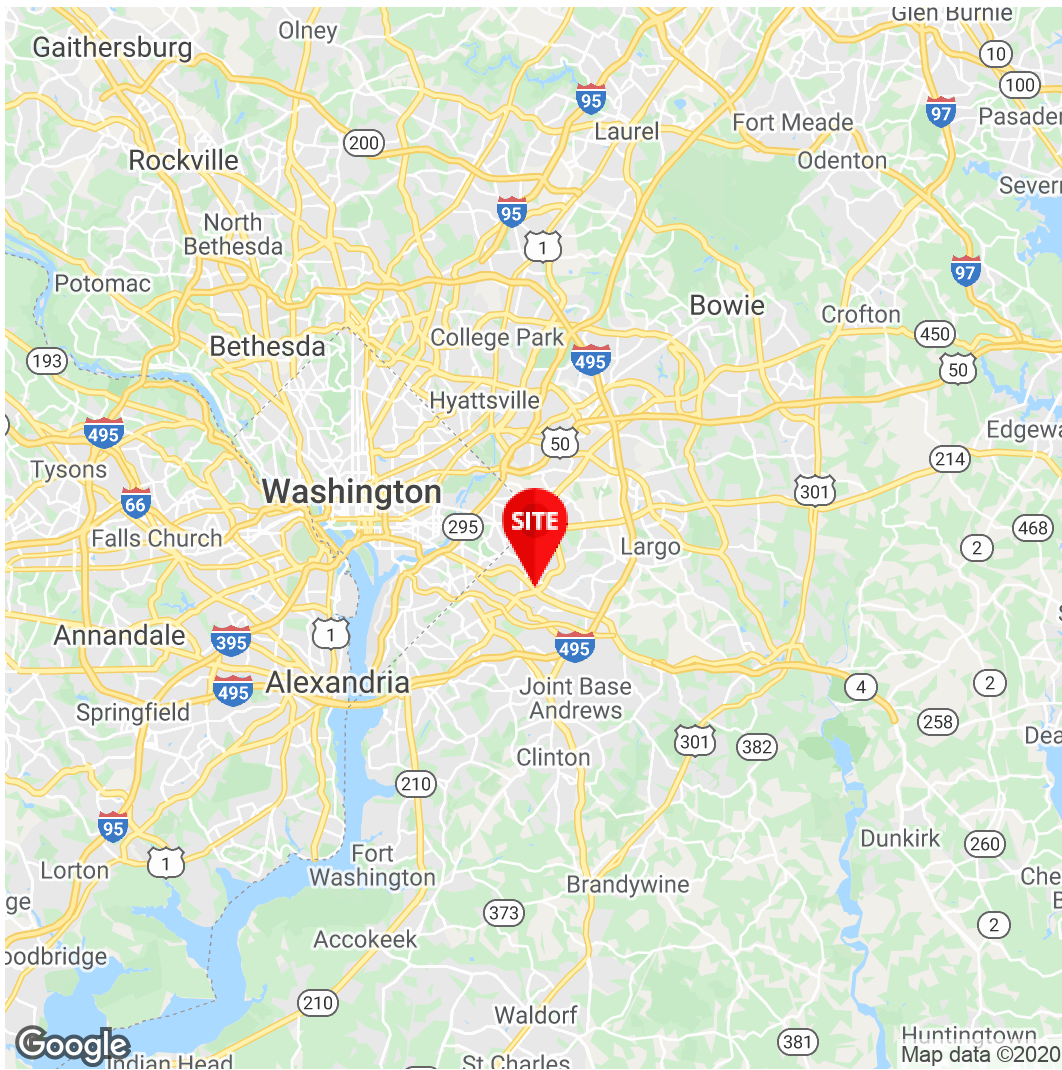
Auto Zone

ALDI

Save a Lot

Marlow Heights Medical Center

Joint Base Andrews

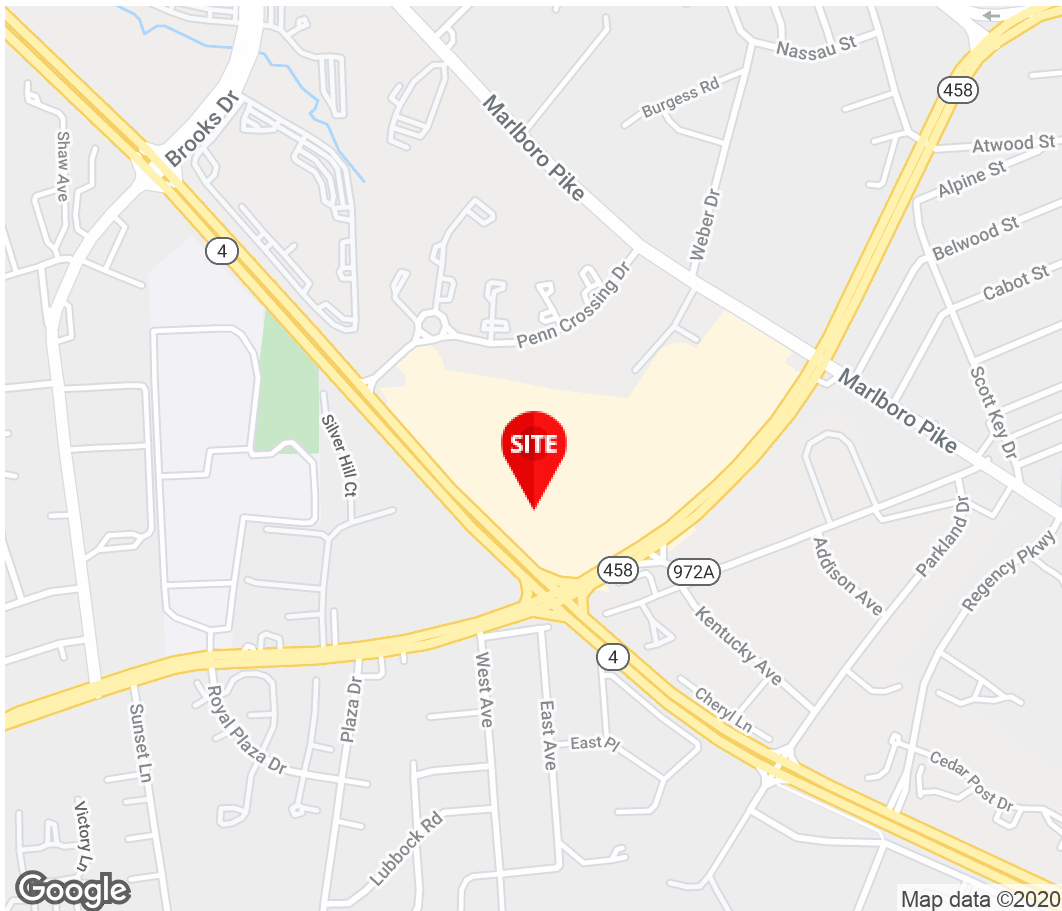


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