SILVER HILL PLAZA District Heights, MD 20747



PROJECT FACTS

GLA: 126,750 SF

- Community center featuring destination retailers for 'one stop' shopping convenience
- Located in one of the most densely populated areas of Prince George's County
- Within 1/2 mile of Pennsylvania Avenue

Combined Properties

 Center boasts a signalized entrance on heavily traveled Silver Hill Road

FEATURED TENANTS

Shoppers Food, CVS/pharmacy

2018 DEMOGRAPHICS

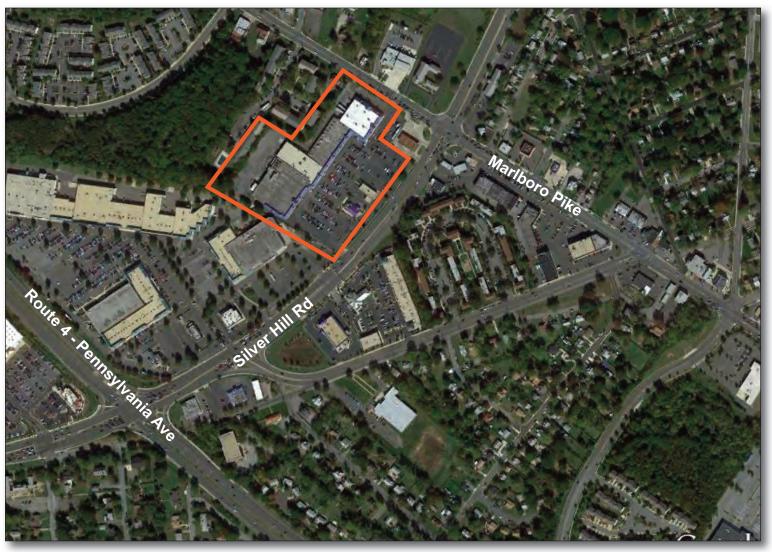
	Population I	Avg HH Income	I <u>Households</u>
1 mile	20,627	\$72,088	8,262
3 mile	144,635	\$70,332	55,820
5 mile	368,647	\$73,248	143,246
			2018 ESRI



LOCATION Silver Hill Road & Marlboro Pike - District Heights, MD

LEASING CONTACT Andrew Iszard 202.736.2827 | AndrewIszard@combined.biz





WEST COAST OFFICE

9320 Wilshire Boulevard | Ste 310 | Beverly Hills, CA 90212 Office: 310.205.9616 | Fax: 310.228.2160 | www.combined.biz

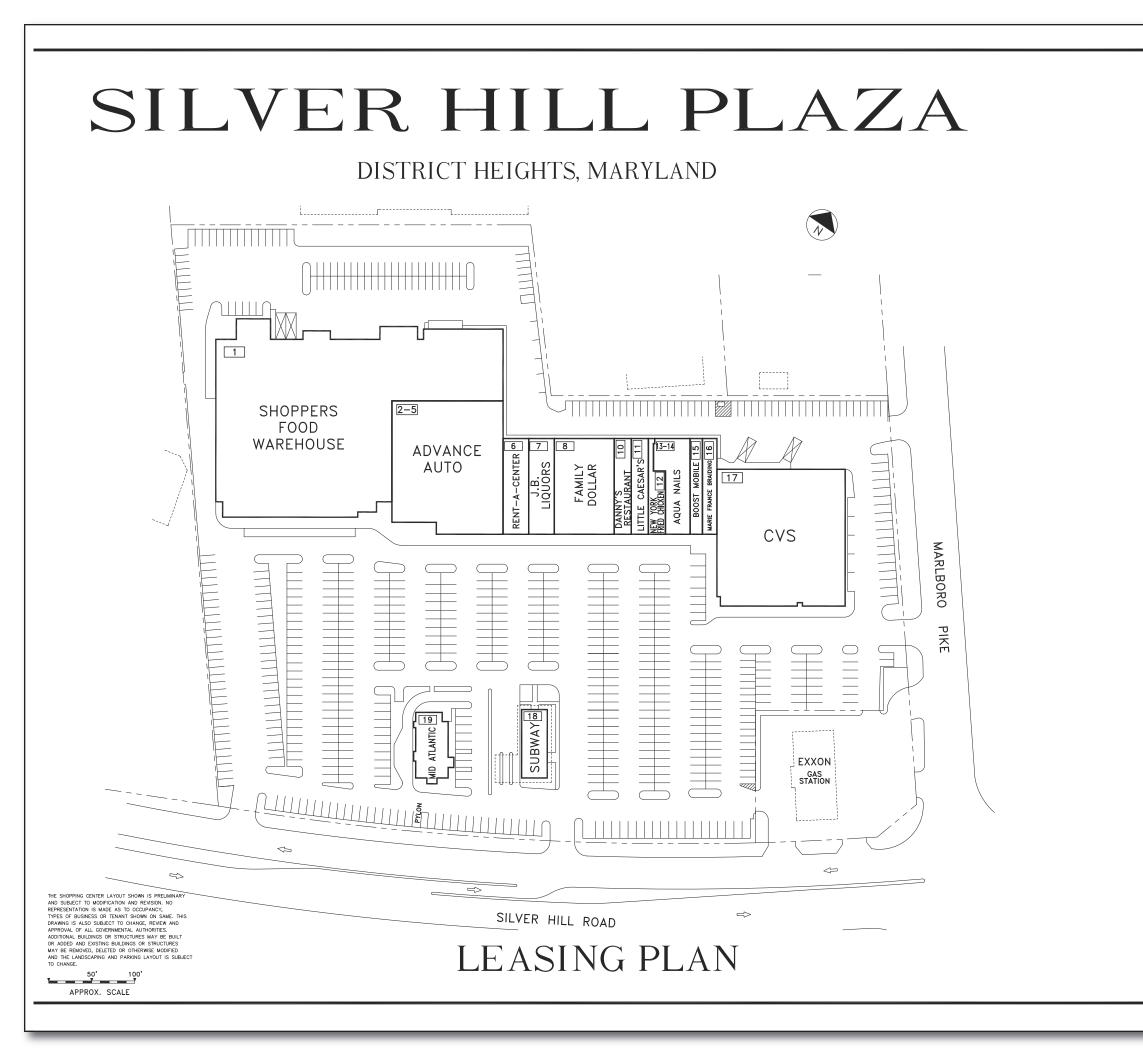
 EAST COAST OFFICE

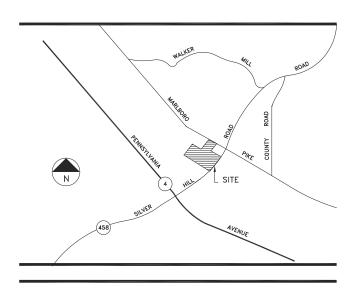
 1025 Thomas Jefferson Street, NW I Ste 700 East I Washington, DC 20007

 Office: 202.293.4500
 Fax: 202.833.3013
 www.combined.biz









TENANT ROSTER

1	SHOPPERS FOOD	51,828 SF
2-5	ADVANCE AUTO	19,008 SF
6	RENT-A-CENTER	3,300 SF
7	J.B. LIQUORS	3,300 SF
8	FAMILY DOLLAR	7,700 SF
10	DANNY'S RESTAURANT	2,200 SF
11	LITTLE CAESAR'S	2,200 SF
12	NEW YORK FRIED CHICKEN	1,250 SF
13-14	AQUA NAILS	2,880 SF
15	BOOST MOBILE	1,500 SF
16	MARIE FRANCE BRAIDING	1,880 SF
17	CVS	24,000 SF

FREE	STANDING PAD BUILDINGS	5
18	SUBWAY	2,534 SI
19	MID ATLANTIC SEAFOOD) 3,000 SI
	(ING PROVIDED =	
	(ING REQUIRED =	
GLA	AS PER RENT ROLL =	126,581 SI
ZONI	ED =	C-2, CS(
REV.	DATE =	April 2019
PLOT	T DATE =	11.21.18

SILVER HILL PLAZA SILVER HILL ROAD & MARLBORO PIKE DISTRICT HEIGHTS, MARYLAND 20747



COMBINED PROPERTIES INCORPORATED

1025 Thomas Jefferson Street NW Suite 700 East Washington, DC 20007 (202) 293-4500 FAX (202) 833-3013