

# 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
- ▶ Center boasts a signalized entrance on heavily traveled Silver Hill Road

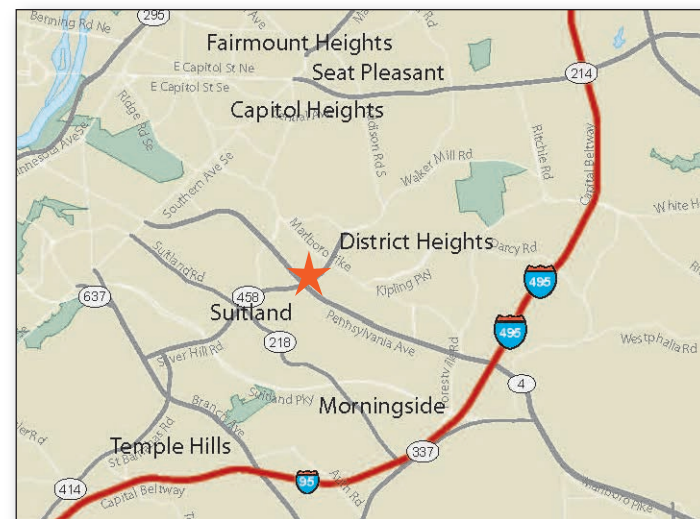
## FEATURED TENANTS

Shoppers Food, CVS/pharmacy

## 2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	20,377	\$74,814	8,265
3 mile	141,012	\$77,545	54,935
5 mile	365,124	\$79,258	142,632

2020 ESRI



## LOCATION

Silver Hill Road & Marlboro Pike - District Heights, MD

## LEASING CONTACT

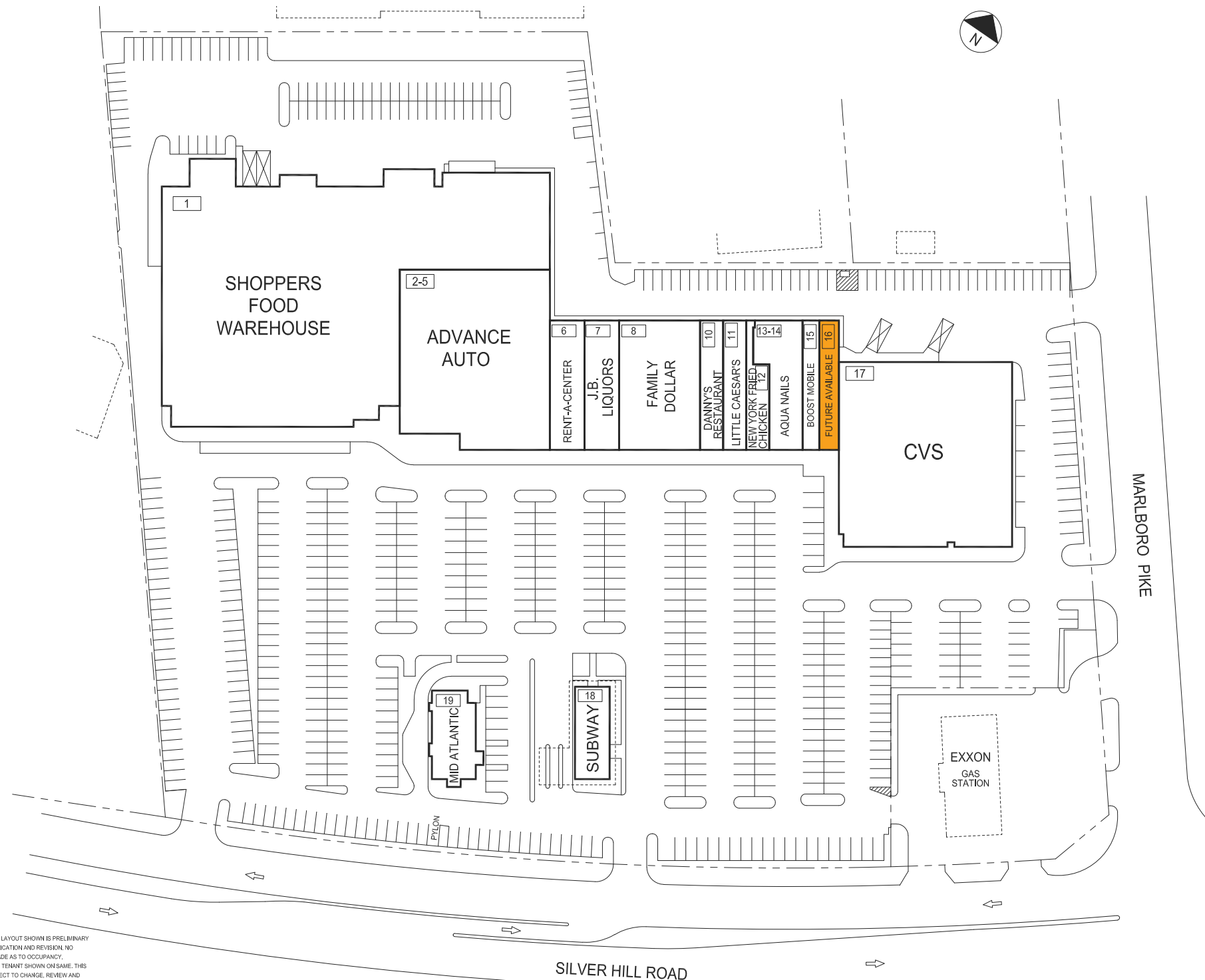
Akiel Pyant  
202.736.2804 | APyant@combined.biz





# SILVER HILL PLAZA

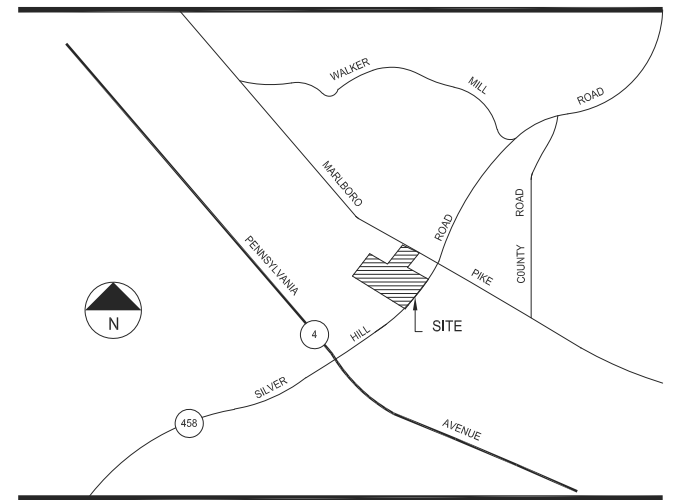
DISTRICT HEIGHTS, MARYLAND



## LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE. REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'  
APPROX. SCALE



### TENANT ROSTER

Unit #	Tenant	SF	Building Type
1	SHOPPERS FOOD	51,828 SF	ANCHOR
2-5	ADVANCE AUTO	19,008 SF	ANCHOR
6	RENT-A-CENTER	3,300 SF	UNIT
7	J.B. LIQUORS	3,300 SF	UNIT
8	FAMILY DOLLAR	7,700 SF	UNIT
10	DANNY'S RESTAURANT	2,200 SF	UNIT
11	LITTLE CAESAR'S	2,200 SF	UNIT
12	NEW YORK FRIED CHICKEN	1,250 SF	UNIT
13-14	AQUA NAILS	2,880 SF	UNIT
15	BOOST MOBILE	1,500 SF	UNIT
16	FUTURE AVAILABLE	1,880 SF	UNIT
17	CVS	24,000 SF	ANCHOR
18	SUBWAY	2,534 SF	FREESTANDING PAD BUILDING
19	MID ATLANTIC SEAFOOD	3,000 SF	FREESTANDING PAD BUILDING

PARKING PROVIDED =  
PARKING REQUIRED =  
GLA AS PER RENT ROLL = 126,581 SF  
ZONED = C-2, CSC  
REV. DATE = MAR 2021

## 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