



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

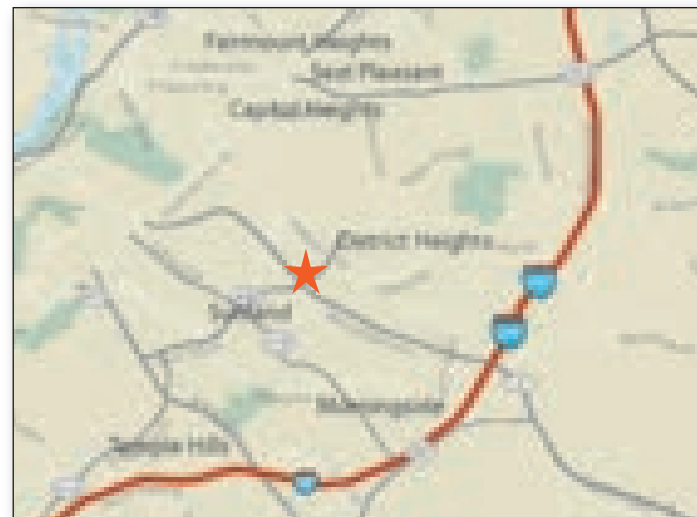
FEATURED TENANTS

Shoppers Food, CVS/pharmacy

2021 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	19,910	\$76,950	8,103
3 mile	138,709	\$79,661	54,109
5 mile	361,077	\$83,464	141,070

2021 ESRI



LOCATION

Silver Hill Road & Marlboro Pike - District Heights, MD

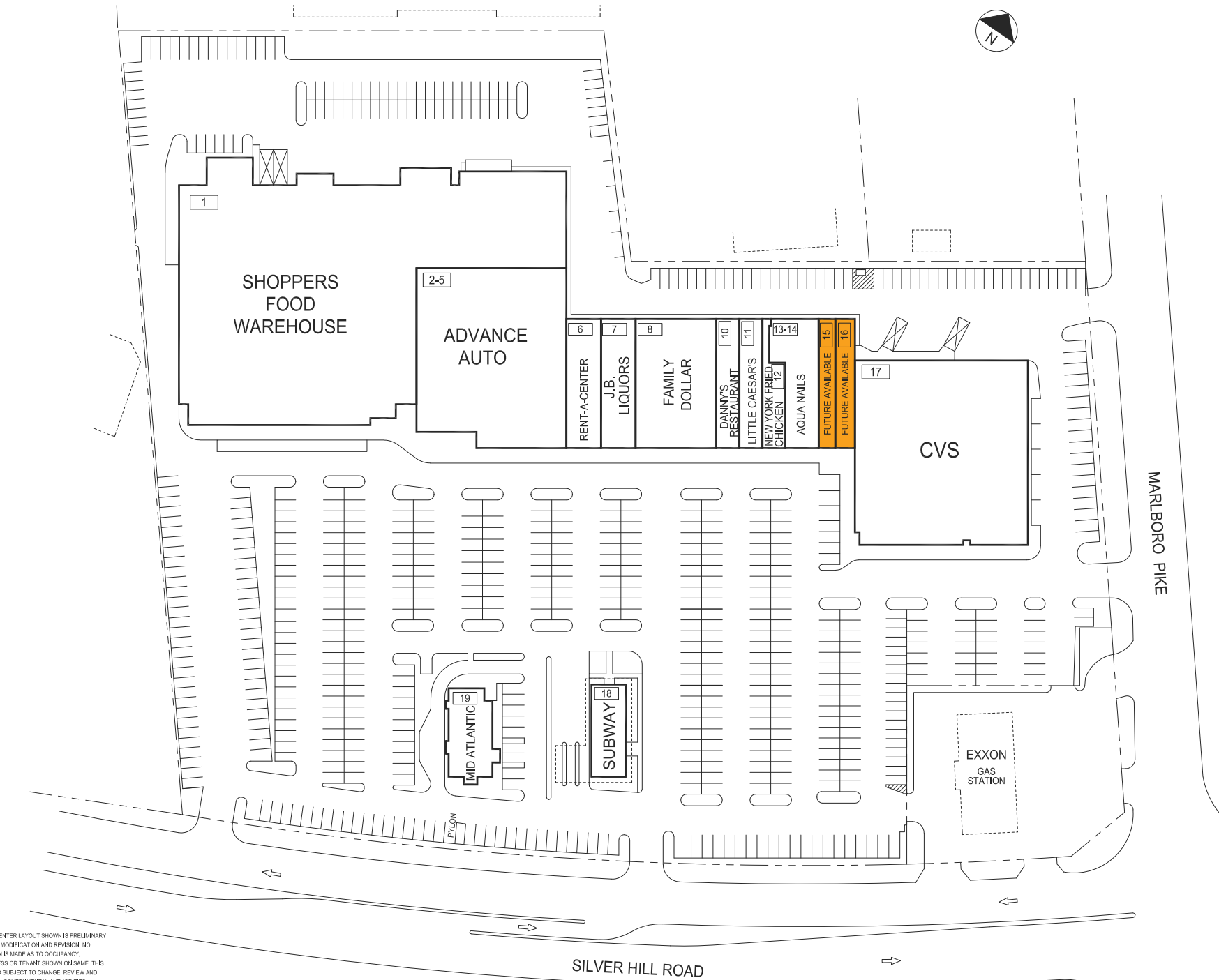
LEASING CONTACT

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SILVER HILL PLAZA

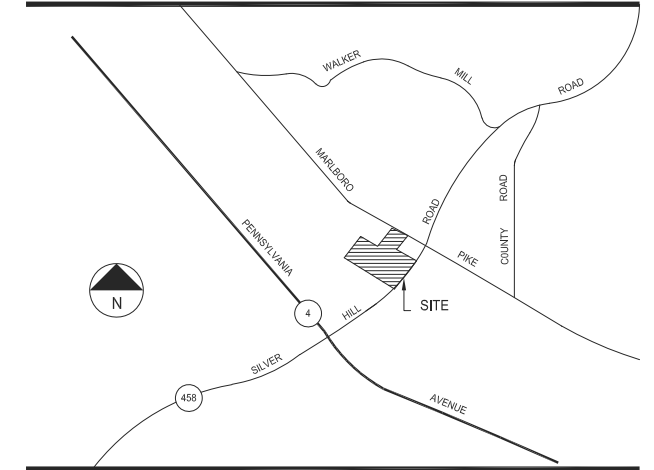
DISTRICT HEIGHTS, MARYLAND



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

TENANT ROSTER		FREESTANDING PAD BUILDINGS	
1	SHOPPERS FOOD	51,828 SF	
2-5	ADVANCE AUTO	19,008 SF	18 SUBWAY 2,534 SF
6	RENT-A-CENTER	3,300 SF	19 MID ATLANTIC SEAFOOD 3,000 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	FUTURE AVAILABLE	1,500 SF	
16	FUTURE AVAILABLE	1,880 SF	
17	CVS	24,000 SF	
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



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