

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

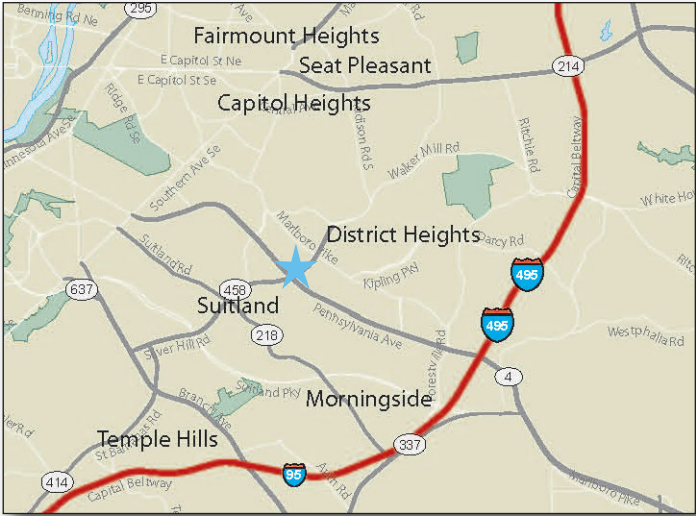
FEATURED TENANTS

Shoppers Food, CVS/pharmacy

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	20,248	\$87,333	8,823
3 mile	138,654	\$98,685	57,960
5 mile	373,857	\$103,532	154,091

2025 ESRI



LOCATION

Silver Hill Road & Marlboro Pike - District Heights, MD

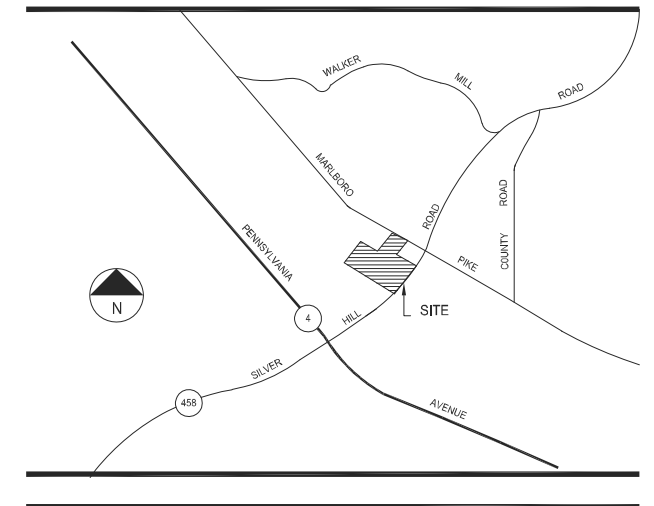
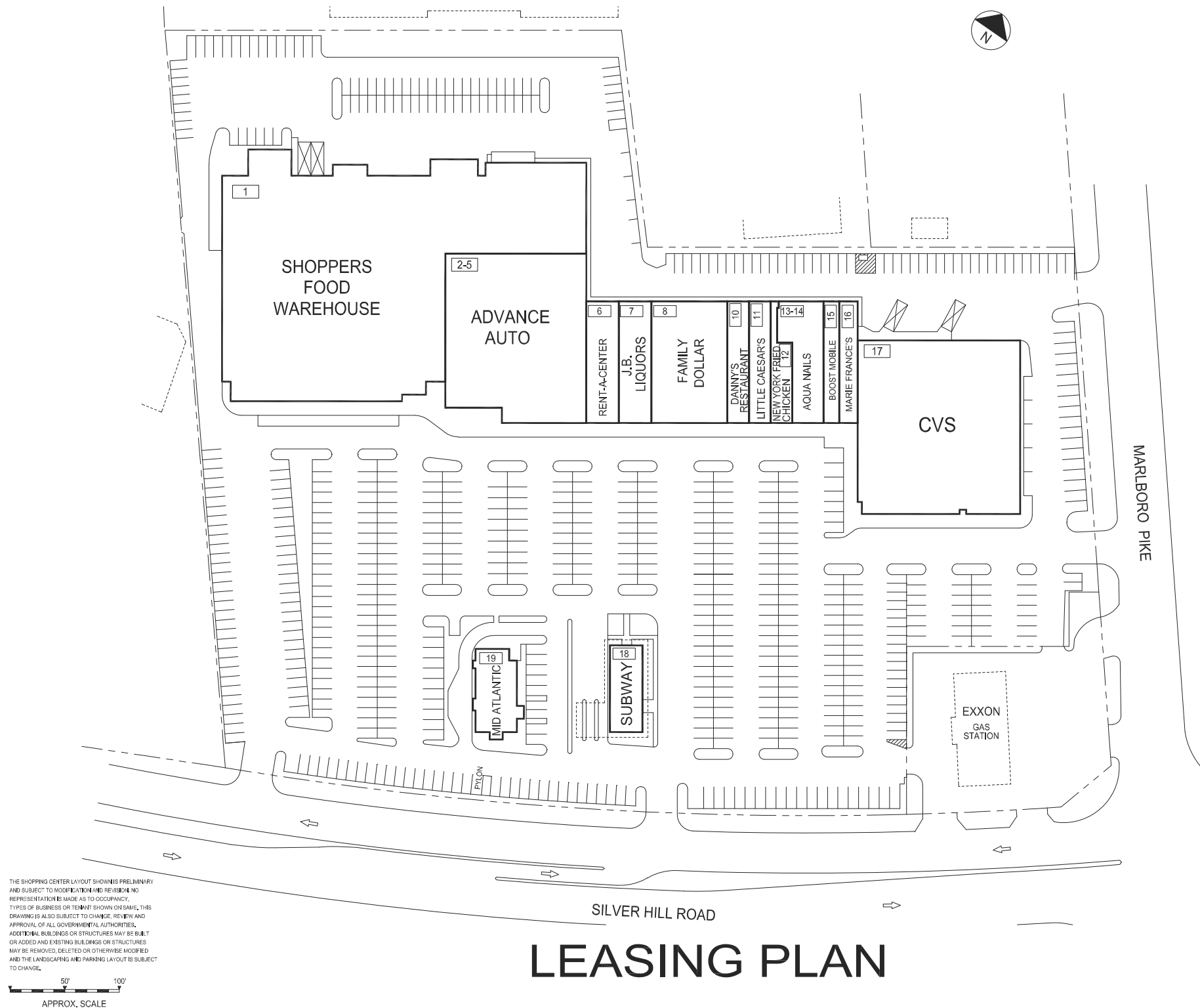
LEASING CONTACT

David Paik
202.736.2804 | DPaik@combined.biz



SILVER HILL PLAZA

DISTRICT HEIGHTS, MARYLAND



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	BOOST MOBILE	1,500 SF	
16	MARIE FRANCE'S HAIR BRAIDING	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 = AUG 2025

SILVER HILL PLAZA

SILVER HILL ROAD & MARLBORO PIKE
DISTRICT HEIGHTS, MARYLAND 20747



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
Suite 1000 West
Bethesda, MD 20814
(202) 293-4500
FAX (202) 833-3013