



Penn Station

Silver Hill Rd & Pennsylvania Ave 5600 Silver Hill Rd District Heights, MD 20747 Center Type: Neighborhood GLA: 246,241

Leasing Contact

John Kostyo

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PROPERTY HIGHLIGHTS

- Anchored by Planet Fitness, Ashley Furniture Outlet and DD's Discounts
- At the intersection of Pennsylvania Ave and Silver Hill Rd with a traffic count of 76,900 VPD
- In a densely-populated community just outside Washington D.C.
- Near the Suitland Metro stop and major federal employers: Andrews Air Force Base & US Census

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	19,331	143,138	374,116
HOUSEHOLDS	7,847	56,099	146,382
AVG HH INCOME	\$78,992	\$79,260	\$84,773

MAJOR TENANTS













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AVAILABLE SPACES

4 4,180 SF

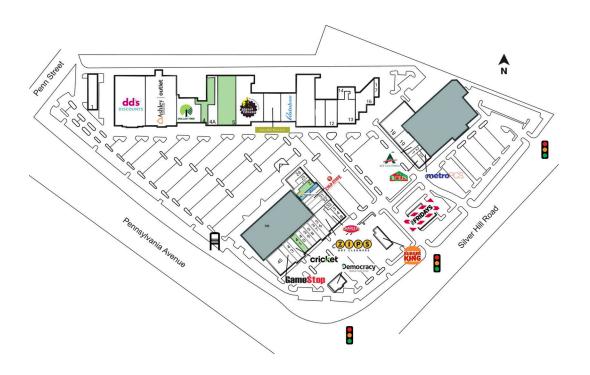
5 16,748 SF

27 2,250 SF

41 1,855 SF

COMING AVAILABLE

28 1,175 SF



CURRENT TENANTS

18

First Steps Early Learning

Academy

10,440 SF

34A

1	Reliable Window Tinting	6,080 SF	19	Penn Beauty Supply	4,270 SF	34B	Sakura Teriyaki	1,800 SF
02	Ashley Furniture	25,000 SF	20	Ace Cash Express	900 SF	35	Zips Dry Cleaners	3,755 SF
	HomeStore Outlet		21	Hi Tech Wireless	900 SF	36	Total Health Family Clinic	1,762 SF
02A/B	dd's Discounts	25,582 SF	22A	Total by Verizon	866 SF	37	JamRock Jamaican	1,763 SF
3	Dollar Tree	9,665 SF	22B	Metro PCS	760 SF		Restaurant	
4A	Healthy Dental	4,052 SF	23	Pizza Boli's	1,610 SF	38	Smith Dream Barber	1,855 SF
6/7	Planet Fitness	18,400 SF	24	Hunan East	2,300 SF		Shop & Hair Salon	
8	Salon Plaza	8,260 SF	25	Archangel Security	1,277 SF	39	Mariner Finance	1,844 SF
9	Rainbow Apparel	7,700 SF		Training	,	40	Browns Market	1,900 SF
10	Super Beauty	15,000 SF	26	Passion Nails	1,270 SF	42	Cricket Wireless	1,175 SF
11	Penn Station Liquors	4,809 SF	28	Master Barber	1,175 SF	43	Luminis Health	2,350 SF
12	Sneaker P	4,191 SF	29	Boost Mobile	1,175 SF	44	GameStop	1,865 SF
13	Crafty Crab Seafood	9,350 SF	30	Cold Stone Creamery	1,175 SF	45	Mattress Warehouse	5,350 SF
	Restaurant		31	Prince George's County	1,760 SF	46	Democracy Federal	2,400 SF
14	Crafty Crab - Office	1,600 SF		Health Connect			Credit Union	
16	RAI Care Center	7,437 SF	32	Sharks Fish and Chicken	1,635 SF	47	Burger King	3,365 SF
17	Laundromat	2,800 SF	33	Discount Cigarettes	655 SF	48	T.G.I. Friday's	6,246 SF

1,631 SF

Charley's Philly Steaks