



## 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**

888-982-1011

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### PROPERTY HIGHLIGHTS

- Anchored by Planet Fitness, DD's Discounts, and Michael's coming soon
- 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

02	25,000 SF
4	2,151 SF
27	2,250 SF
31	1,760 SF
38	1,855 SF
44	1,865 SF

### COMING AVAILABLE

12	4,191 SF
28	1,175 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

● Available ● Coming Available



### CURRENT TENANTS

1	Reliable Window Tinting	6,080 SF	19	Penn Beauty Supply	4,270 SF	34B	Sakura Teriyaki	1,800 SF
02A/B	dd's Discounts	25,582 SF	20	Ace Cash Express	900 SF	35	Zips Dry Cleaners	3,755 SF
3	Dollar Tree	9,665 SF	21	Hi Tech Wireless	900 SF	36	Total Health Family Clinic	1,762 SF
4A	Healthy Dental	3,650 SF	22A	Total by Verizon	866 SF	37	JamRock Jamaican Restaurant	1,763 SF
5	Michaels	19,179 SF	22B	Metro PCS	760 SF	39	Mariner Finance	1,844 SF
6/7	Planet Fitness	18,400 SF	23	Pizza Boli's	1,610 SF	40	Browns Market	1,900 SF
8	Salon Plaza	8,260 SF	24	Hunan East	2,300 SF	41	Hangry Joes Hot Chicken	1,855 SF
9	Rainbow Apparel	7,700 SF	25	Archangel Security Training	1,277 SF	42	Cricket Wireless	1,175 SF
10	Super Beauty	15,000 SF	26	Passion Nails	1,270 SF	43	Luminis Health	2,350 SF
11	Penn Station Liquors	4,809 SF	28	Master Barber	1,175 SF	45	Mattress Warehouse	5,350 SF
12	Sneaker P	4,191 SF	29	Boost Mobile	1,175 SF	46	Democracy Federal Credit Union	2,400 SF
13	Crafty Crab Seafood Restaurant	9,350 SF	30	Cold Stone Creamery	1,175 SF	47	Burger King	3,365 SF
14	Crafty Crab - Office	1,600 SF	32	Sharks Fish and Chicken	1,635 SF	48	T.G.I. Friday's	6,246 SF
16	RAI Care Center	7,437 SF	33	Discount Cigarettes	655 SF			
17	Laundromat	2,800 SF	34A	Charley's Philly Steaks	1,631 SF			
18	First Steps Early Learning Academy	10,440 SF						