



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

| | |
|----|----------|
| 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 | | | | | | |