

THE SHOPS AT DISTRICT HEIGHTS

Next[®]
REALTY
MID-ATLANTIC



**FOR
LEASE**

**2,500 SF
AVAILABLE**

5500 Silver Hill Road,
District Heights, MD 20747

**JOIN NATIONAL
TENANTS:**



CONTACT:

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MARKET OVERVIEW

PROPERTY HIGHLIGHTS

- Anchored by Giant Food with a Chick-Fil-A and other national QSRs
- Located at the intersection of Pennsylvania Avenue and Silver Hill Road with a traffic count of 33,770 AADT
- Densely populated community just east Washington, DC
- Proximate to the Suitland Metro stop and major federal employers: Andrews Air Force Base and U.S. Census
- Total GLA: 90,865 sf

DEMOGRAPHICS

	1-mile	3-miles	5-miles
Population	22,197	149,532	395,832
Households	9,688	62,672	160,753
Median HH Income	\$81,927	\$81,016	\$85,339
Daytime Population	8,866	75,274	222,994

TRAFFIC COUNTS



28,858 AADT

Pennsylvania Avenue

33,770 AADT

Silver Hill Road

1 MILE SNAPSHOT



22,197

Population



\$81,927

Median Household Income



\$343,084

Owner Occupied Median Home Value



27.6%

People with a Bachelor's Degree or Higher



617

Total Businesses



3,550

Employees

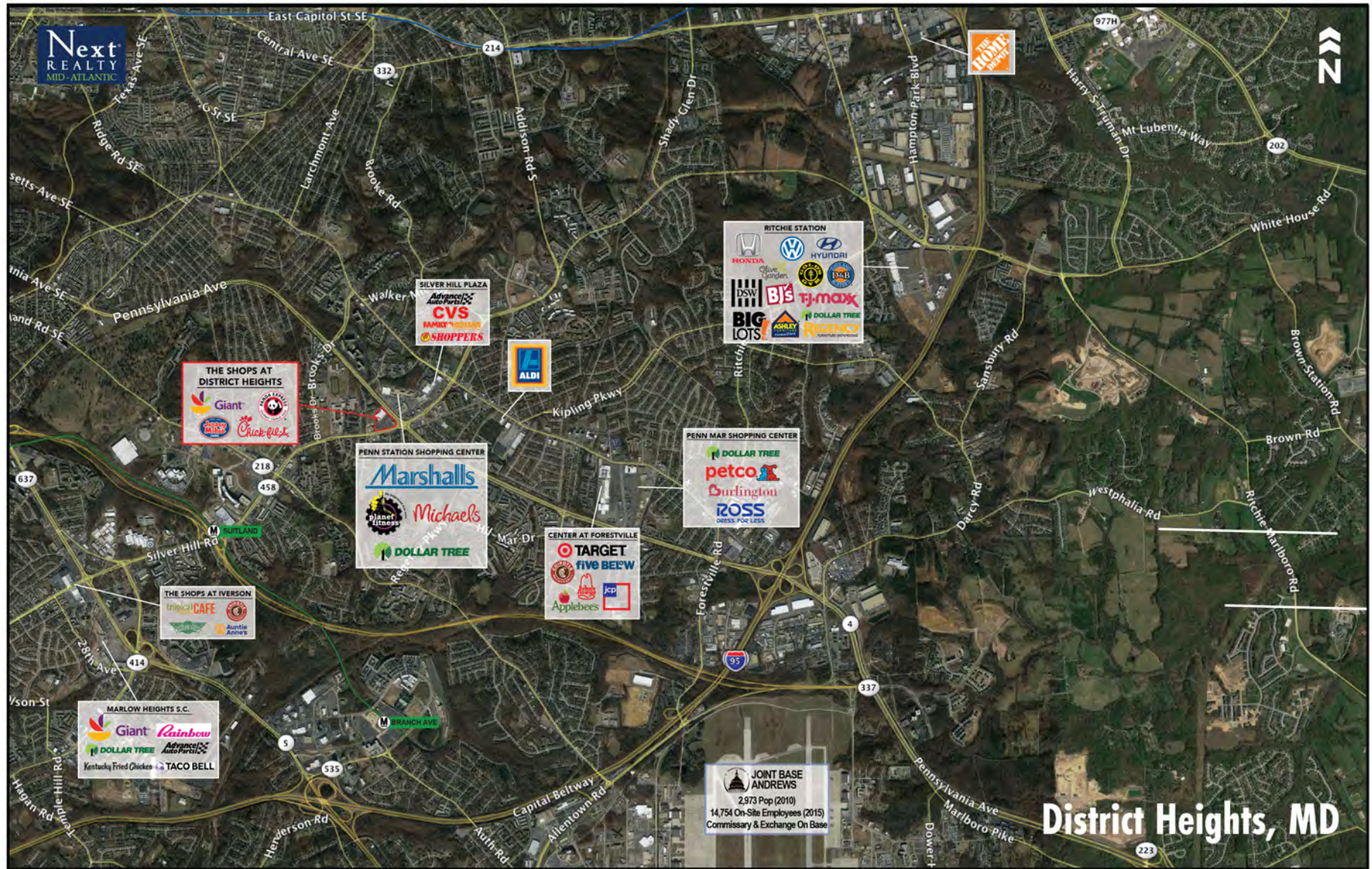
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THE TRADE AREA



Next Realty Mid-Atlantic, LLC - 2500 Wilson Blvd., Suite 430, Arlington, VA 22203 (703) 442-4500 Main All information provided is thought to be accurate and factual, however, no liability is assumed for errors and omissions.

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SITE PLAN

1. Panda Express	2,100 SF
2. Jersey Mikes Subs	1,750 SF
3. Z-Burger	1,750 SF
4. Active Physical Therapy	2,800 SF
5. Cosmo Nails	1,400 SF
6. America's Best Burgers & Wings	1,400 SF
7. Instyle Fix Wireless	1,400 SF
8. Tobacco Masters	1,701 SF
9. AVAILABLE	2,500 SF
10. Jackson Hewitt Tax Service	1,400 SF
11. Phenix Salon Suites	4,136 SF
13. Giant Food	64,333 SF
14. Chick-fil-A	4,195 SF



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