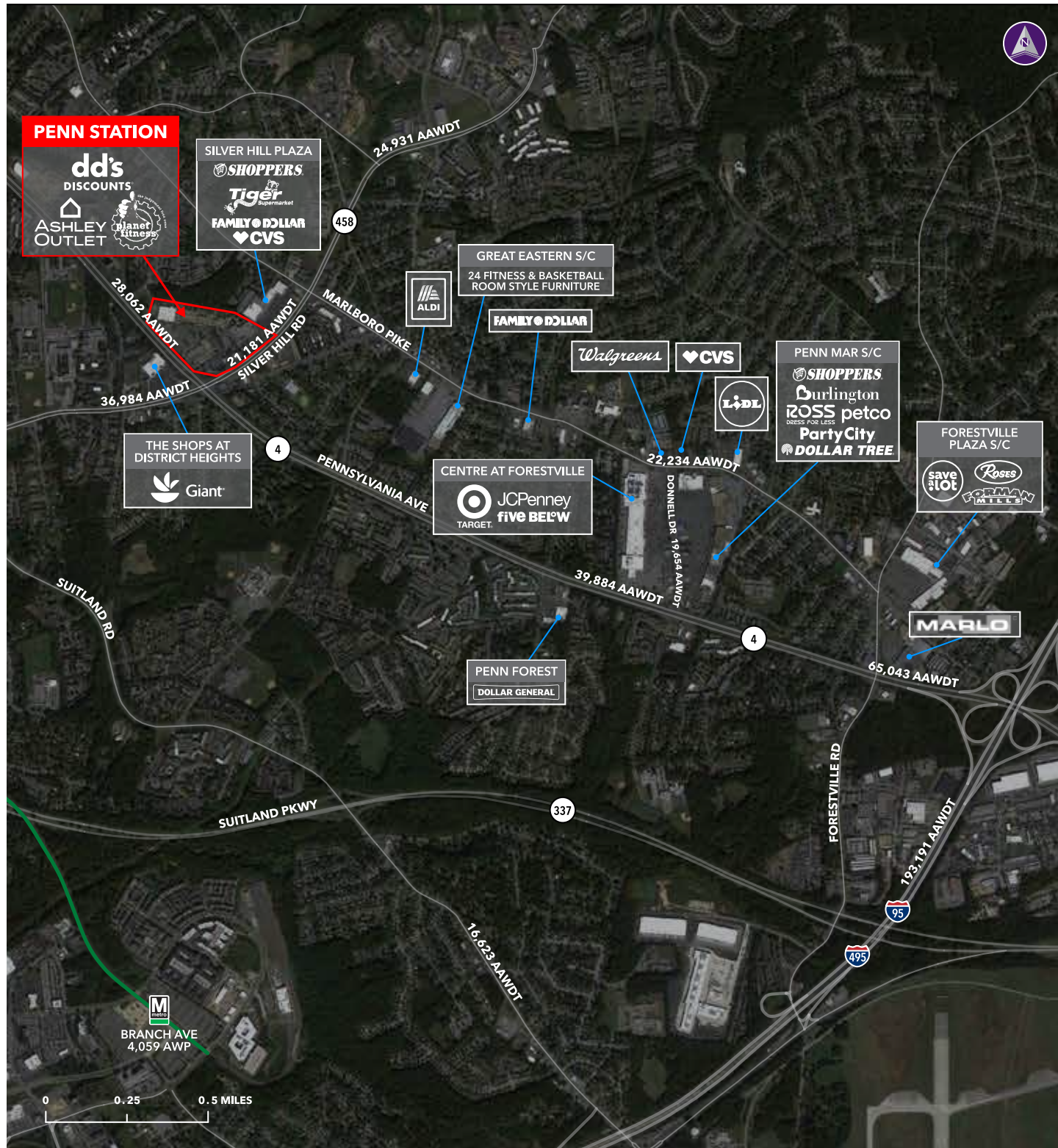


PENN STATION ■ FORESTVILLE, MD



Penn Station

5600 SILVER HILL ROAD | FORESTVILLE, MD 20747

1,175 - 16,748 SF SPACES AVAILABLE



Property Highlights

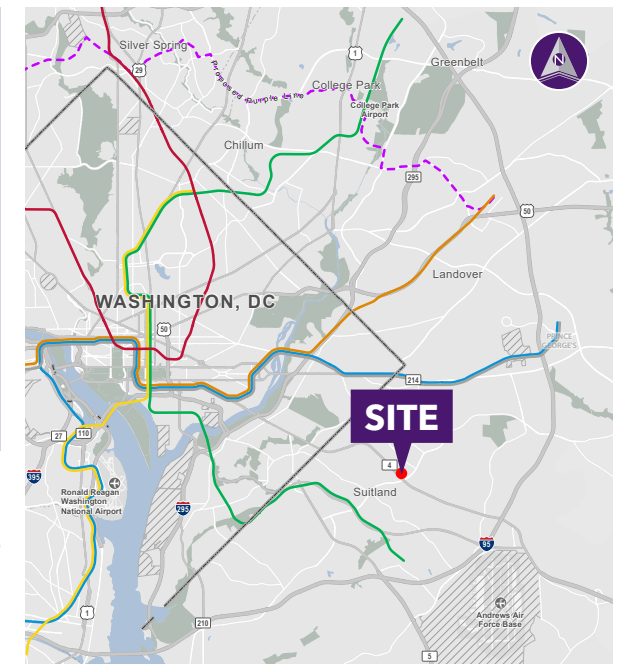
- Anchored by Planet Fitness, Ashley Homestore Outlet, and dd's Discounts
- Located at the intersection of Pennsylvania Avenue and Silver Hill Road with a traffic count of 49,243 AAWDT
- Densely-populated community just outside Washington, DC
- Proximate to the Suitland Metro stop and major federal employers: Andrews Air Force Base and U.S. Census
- Total GLA: 246,241 SF

Demographics 2023

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Population | 21,566 | 150,338 | 390,841 |
| Average HH Income | \$87,067 | \$90,929 | \$98,217 |
| Daytime Population | 14,854 | 115,820 | 317,127 |

Please Contact

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|-----------------------|-----------------------|-----------------------|
| 240.482.3613 (direct) | 240.482.3616 (direct) | 240.482.3602 (direct) |
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Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

PENN STATION ■ FORESTVILLE, MD



| Space # | Tenant Name | Gross Floor Area (SF) |
|--------------|---|-----------------------|
| 1 | Reliable Window Tinting | 6,080 |
| 2 | Ashley HomeStore Outlet | 25,000 |
| 2A-B | dd's Discounts | 25,582 |
| 3 | Dollar Tree | 9,665 |
| 4 | AVAILABLE | 4,180 |
| 4A | Healthy Dental | 4,052 |
| 5 | AVAILABLE | 16,748 |
| 6-7 | Planet Fitness | 18,400 |
| 8 | Salon Plaza | 8,260 |
| 9 | Rainbow Apparel | 7,700 |
| 10 | Super Beauty | 15,000 |
| 11 | Penn Station Liquors | 4,809 |
| 12 | Sneaker P | 4,191 |
| 13 | Crafty Crab Seafood Restaurant | 9,350 |
| 14 | Crafty Crab - Office | 1,600 |
| 16 | RAI Care Center | 7,437 |
| 17 | Laundromat | 2,800 |
| 18 | First Steps Early Learning | 10,440 |
| 19 | Penn Beauty Supply | 4,270 |
| 20 | Ace Cash Express | 900 |
| 21 | Hi Tech Wirelss | 900 |
| 22A | Total By Verizon | 866 |
| 22B | Metro by T-Mobile | 760 |
| 23 | Pizza Boli's | 1,610 |
| 24 | Hunan East | 2,300 |
| 25 | Archangel Security Training | 1,277 |
| 26 | Passion Nails | 1,270 |
| 27 | AVAILABLE | 2,250 |
| 28 | Master Barber (Coming available) | 1,175 |
| 29 | Boost Mobile | 1,175 |
| 30 | AVAILABLE | 1,175 |
| 31 | Prince George's County Health Connect | 1,760 |
| 32 | Sharks Fish and Chicken | 1,635 |
| 33 | Discount Cigarettes | 655 |
| 34A | Charley's Philly Steaks | 1,631 |
| 34B | Sakura Teriyaki | 1,800 |
| 35 | Zips Dry Cleaners | 3,755 |
| 36 | AVAILABLE | 1,762 |
| 37 | JamRock Jamaican Restaurant | 1,763 |
| 38 | Smith Dream Barber Shop & Hair Salon | 1,855 |
| 39 | Mariner Finance | 1,844 |
| 40 | Browns Market | 1,900 |
| 41 | AVAILABLE | 1,855 |
| 42 | Cricket Wireless | 1,175 |
| 43 | Luminis Health | 2,350 |
| 44 | GameStop | 1,865 |
| 45 | Mattress Warehouse | 5,350 |
| 46 | Democracy Federal Credit Union | 2,400 |
| 47 | Burger King | 3,365 |
| 48 | T.G.I. Friday's | 6,246 |
| TOTAL | | 246,241 |