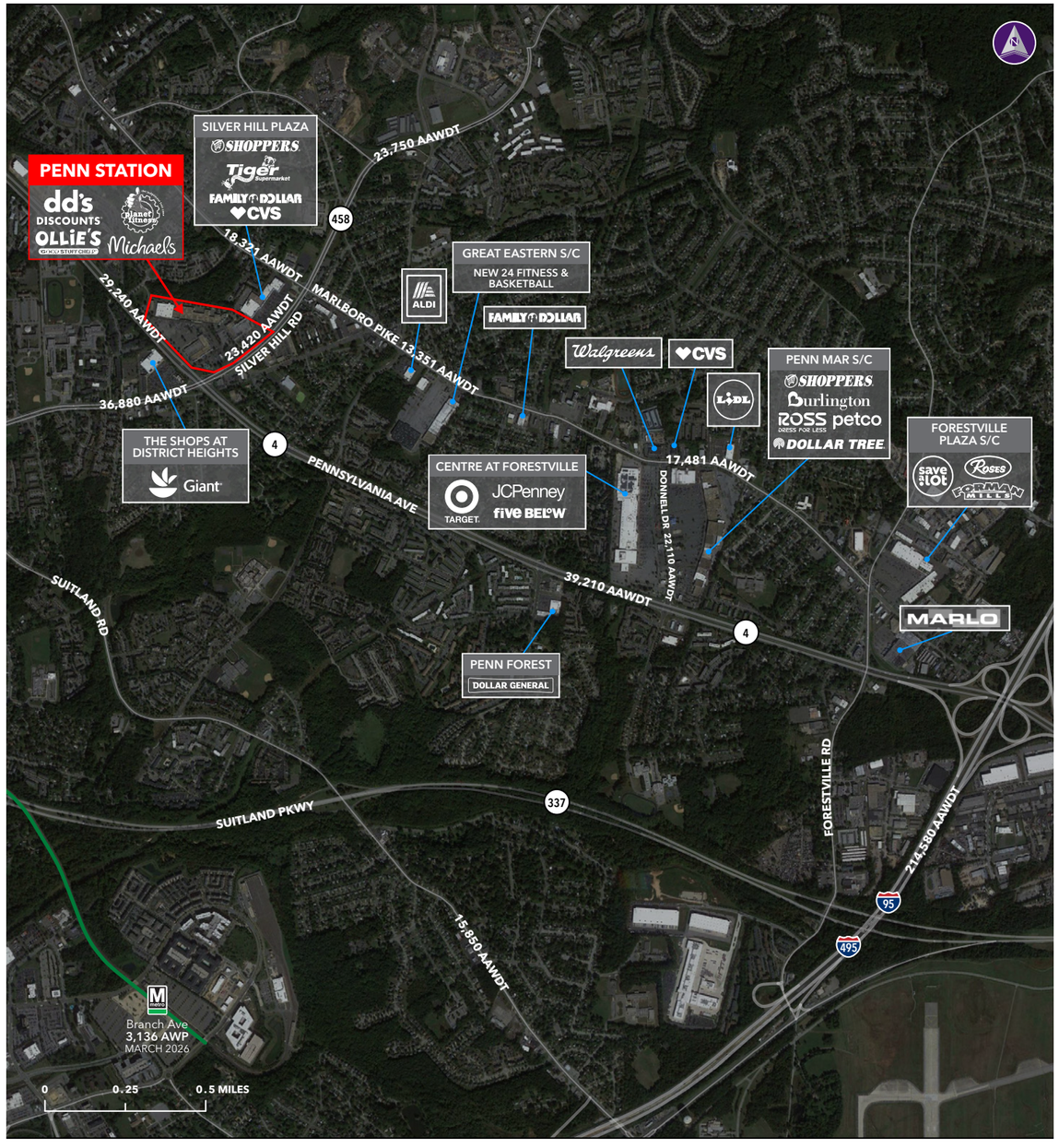
PENN STATION ■ FORESTVILLE, MD



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.

H&R RETAIL
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Penn Station

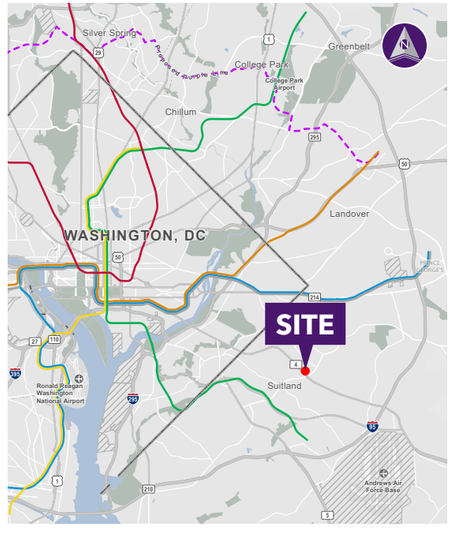
5600 SILVER HILL ROAD | FORESTVILLE, MD 20747

1,760 - 2,250 SF SPACES AVAILABLE



Property Highlights

- Anchored by Planet Fitness, dd's Discounts and Ollie's
- Located at the intersection of Pennsylvania Avenue and Silver Hill Road (36,880 AADWT)
- Densely populated community just outside Washington, D.C.
- Proximate to the Suitland Metro station and major federal employers: Andrews Air Force Base and U.S. Census
- Total GLA: 246,188 SF



Demographics 2026

	1 Mile	3 Mile	5 Mile
Population	21,438	149,216	392,362
Average HH Income	$94,043	$97,993	$105,792
Daytime Population	15,240	114,962	326,748

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DLC MANAGEMENT CORP.

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Site Plan Key

- LEASED
- AVAILABLE
- UNDER NEGOTIATION
- NOT A PART OF SUBJECT PROPERTY

Space #	Tenant Name	Gross Floor Area (SF)
1	Reliable Window Tinting	6,080
2	Ollie's	25,000
2A-B	dd's Discounts	25,582
3	Dollar Tree	9,665
4	**AVAILABLE**	2,151
4A	Healthy Dental	3,650
5	Michael's	19,179
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	Best Tech Wireless	900
22A	Total By Verizon	866
22B	Metro by T-Mobile	760
23	Pizza Boli's	1,610
24	Hunan East	2,300
25	Herbal & Body Scent	1,277
26	Passion Nails	1,270
27	**AVAILABLE**	2,250
28	Rich Cutz	1,175
29	Boost Mobile	1,175
30	Cold Stone Creamery	1,175
31	**AVAILABLE**	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	Total Health Family Clinic	1,762
37	JamRock Jamaican Restaurant	1,763
38	RG Hair Salon	1,855
39	Mariner Finance	1,844
40	Browns Market	1,900
41	Hangry Joe's Hot Chicken	1,855
42	Cricket Wireless	1,175
43	Luminis Health	2,350
44	**AVAILABLE**	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	246,188