

WOODMORE PROPERTIES PRESENTS FOR SALE OR LEASE

**5711 SILVER HILL ROAD AT
PENNSYLVANIA AVENUE
DISTRICT HEIGHTS, MARYLAND**

**FREE
STANDING
SITE!**



FAST FACTS

- * PRINCE GEORGE'S COUNTY, MARYLAND
2 MILES FROM WASHINGTON, DC
- * TOTAL TRAFFIC COUNT IN EXCESS OF
90,000 CARS PER DAY!
- * EXCELLENT VISIBILITY
- * COUNTY RANKED IN THE TOP 50 FOR
INCOME IN THE USA
- * LOT SIZE 41,000 SQUARE FEET
- * FREE-STANDING 5,000 SQ. FT. BUILDING
(MAY BE DEMOLISHED FOR LONG-TERM LAND LEASE)
- * 1 MILE FROM SUTTLAND FEDERAL CENTER
- * COUNTY RANKED IN THE TOP 50 FOR
INCOME IN THE USA

SHOPPING CENTER ZONING

PERFECT FOR:

- * BANKS
- * CASUAL DINING RESTAURANT
- * FAST FOOD RESTAURANT
- * CONVENIENCE MART
- * DRUG STORE
- * AUTO PARTS
- * VARIETY
- * REAL ESTATE OFFICE
- * VIDEO RENTAL
- * MEDICAL
- * HARDWARE/GARDEN CENTER
- * RENTAL CENTER
- * MANY OTHER POSSIBILITIES!

JOIN RETAILERS SUCH AS:

- * TARGET
- * GIANT FOODS
- * SAFEWAY
- * MARSHALL'S
- * PEP BOYS
- * JC PENNEY
- * CVS
- * BLOCKBUSTER VIDEO



DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	26,768	163,604	405,522
HOUSEHOLDS	9,153	57,272	143,702
AVE. HH INC	\$51,214	\$52,618	\$51,151

**CRAIG LINDSAY, BROKER
WOODMORE PROPERTIES**

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