



The Shops at District Heights

District Heights, MD

Washington-Arlington-Alexandria (DC-VA-MD-WV)



Skylar Jones

Leasing Representative

(410) 427-4499

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District Heights, MD

www.kimcorealty.com/116550



AERIAL



GROSS LEASABLE AREA (GLA)

90,865 SF

PARKING SPACES

376

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DENSITY AERIAL

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 Curbside Pick-up



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

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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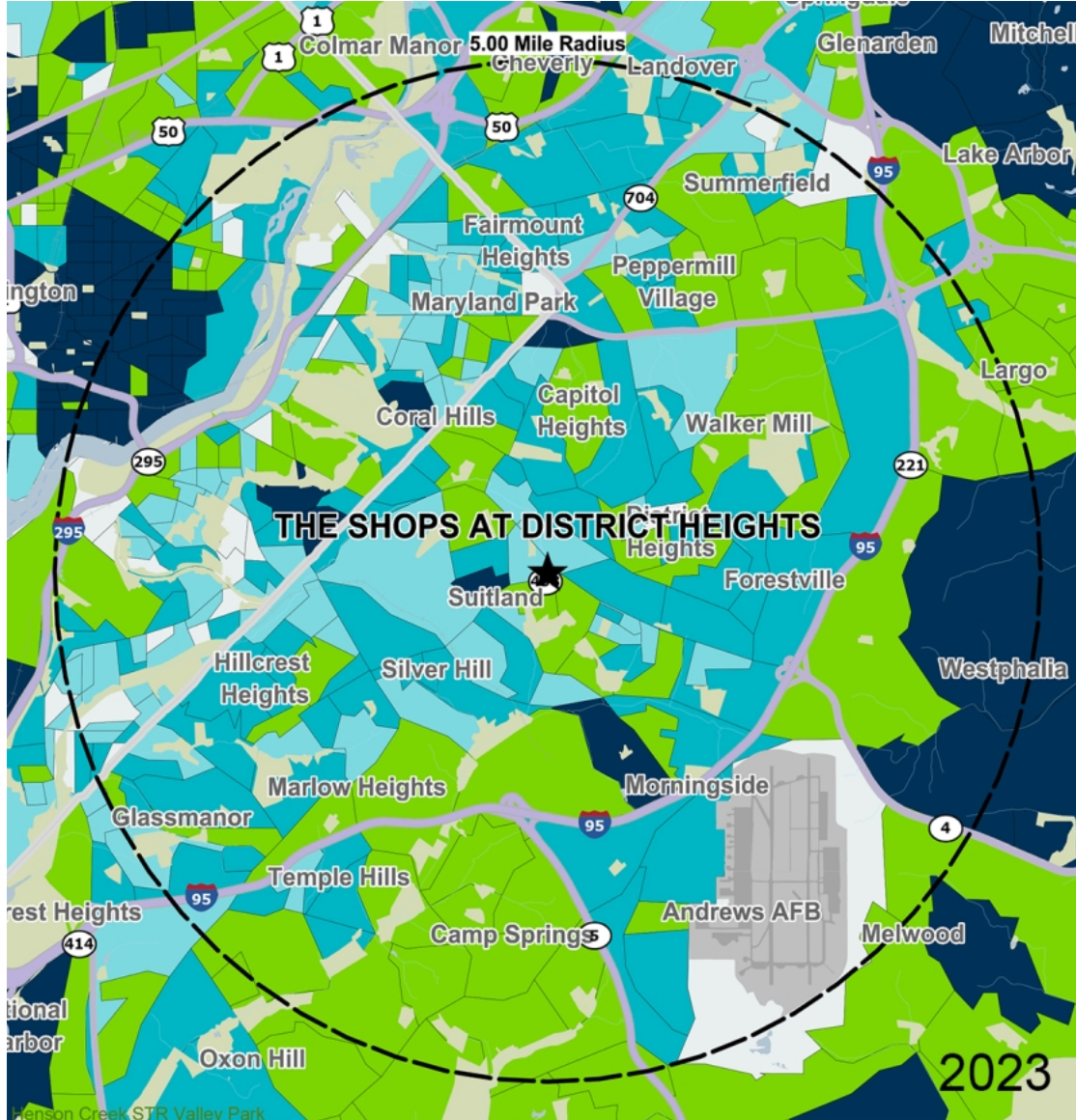


COMPETITION MAP

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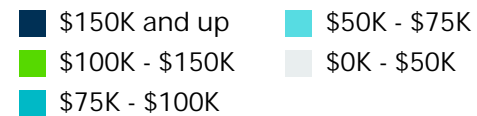
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	21,896	150,857	392,933
Daytime Pop	17,958	112,078	330,958
Households	9,326	61,904	158,456
Average HH Income	\$87,594	\$89,738	\$97,274
Median HH Income	\$70,048	\$71,699	\$73,769
Per Capita Income	\$37,435	\$37,024	\$39,742

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



The Shops at District Heights

Pennsylvania Ave. & Silver Hill Rd., District Heights, MD



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