



## NEARBY RETAILERS



## RETAIL FOR LEASE OR SALE

- Former 7-Eleven for lease or sale
- 5,406 SF Building on 0.93 Acres with 3,000 SF of immediate vacancy
- Deed restriction prohibits operation of a convenience store or fuel facility
- Property can be redeveloped or repositioned

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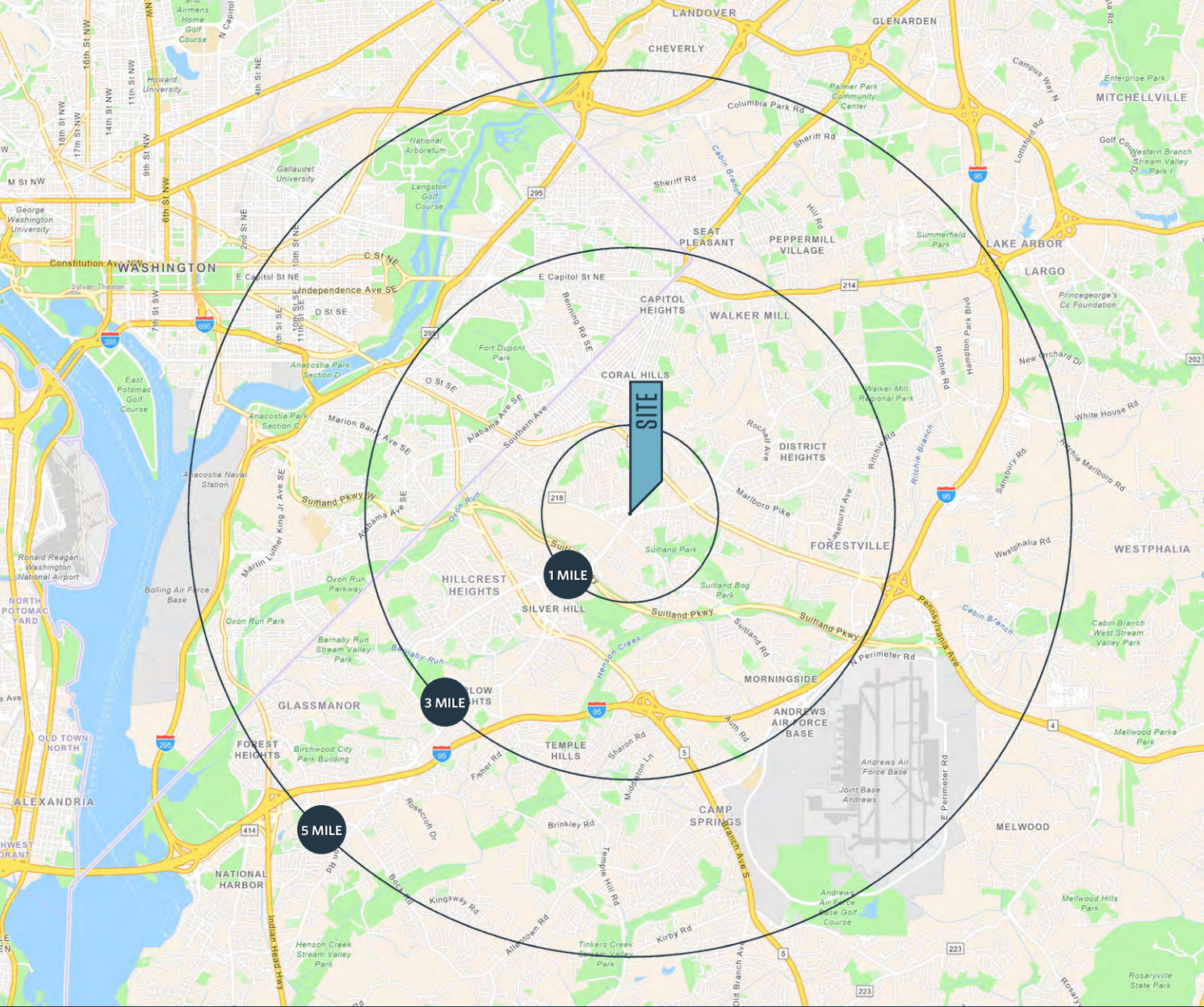
**RACHEL KLEIN**

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LOCATION

4910 SILVER HILL ROAD

SUITLAND, MD 20746, PRINCE GEORGE'S COUNTY



DEMOGRAPHICS | 2026:

| 1-MILE             | 3-MILE   | 5-MILE    |
|--------------------|----------|-----------|
| Population         |          |           |
| 18,804             | 168,167  | 429,420   |
| Daytime Population |          |           |
| 13,442             | 126,833  | 377,082   |
| Households         |          |           |
| 8,214              | 71,292   | 182,928   |
| Average HH Income  |          |           |
| \$88,808           | \$93,096 | \$114,119 |

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

|                  |            |
|------------------|------------|
| Silver Hill Road | 35,120 ADT |
|------------------|------------|

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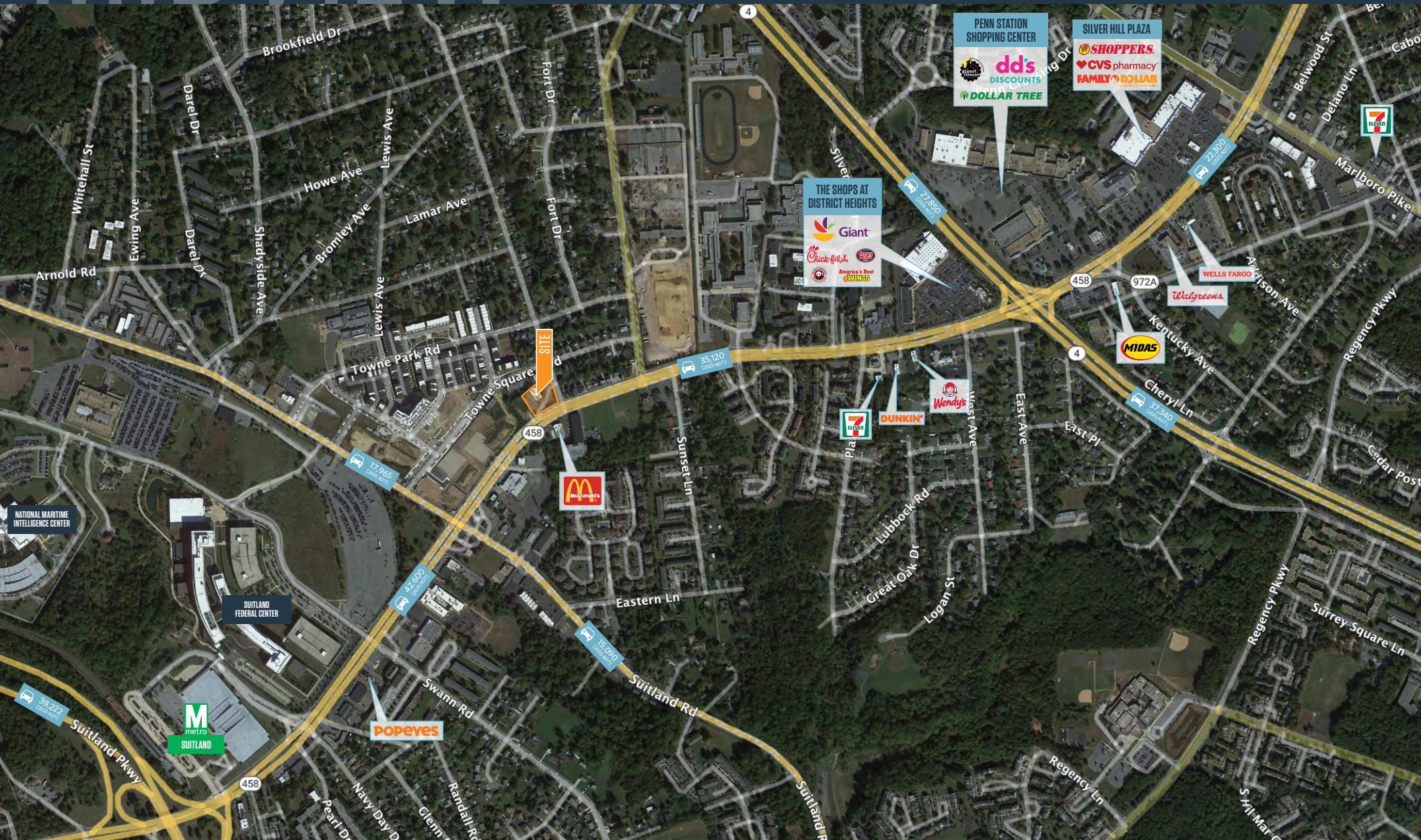
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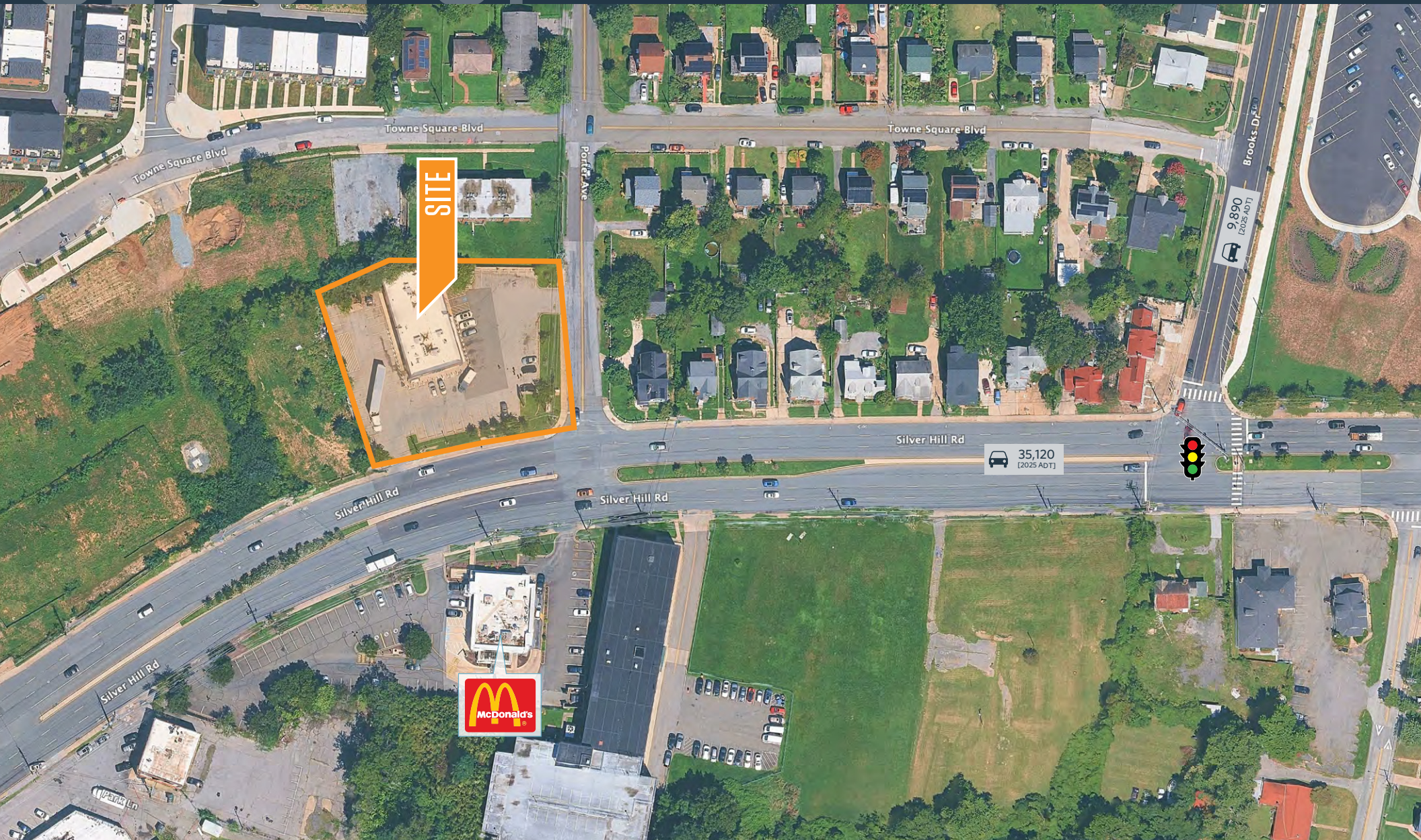
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# CLOSE-UP

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## FOR MORE INFORMATION, PLEASE CONTACT:

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