



# 4524 SUITLAND ROAD

HILLCREST HEIGHTS, MD 20746

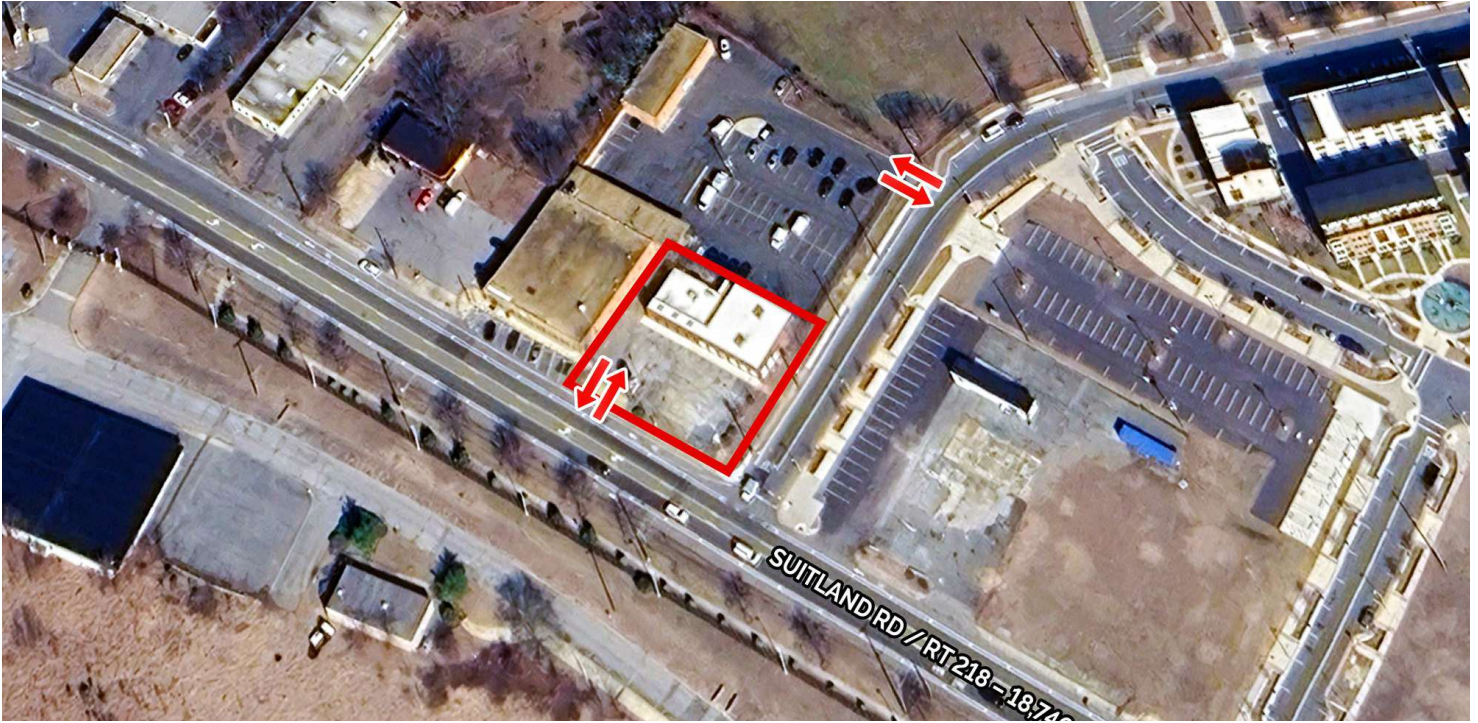




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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Be at the forefront of Suitland's cultural and commercial transformation. 4524 Suitland Road sits directly between the \$500M+ Towne Square at Suitland Federal Center and the Creative Suitland Redevelopment—two major mixed-use developments delivering over 950 residential units, 70,000+ SF of retail, performing arts venues, food halls, and expansive public green spaces.

This 3,944 SF freestanding building is a rare leasing opportunity with strong visibility and access in a dynamic, high-investment growth corridor. Ideal for food, service, or boutique retail concepts looking to capitalize on the area's growing foot traffic and community activation.

## PROPERTY HIGHLIGHTS

- 3,944 SF ground level retail available in the epicenter of Suitland's redevelopment
- Existing pylon signage
- Dedicated 18 surface parking spaces (4.00/ 1,000 SF)
- The Towne Square at Suitland Federal Center: 555+ new multifamily units (Blocks A & B), 57,000 SF of ground-floor retail, Future hotel, grocery, and performing arts center, Central Park redesign with amphitheater, public art, and community programming Estimated phased delivery: 2026–2030
- Positioned within a Historically Underutilized Business Zone (HUBZone) and Prince George's County's Priority Funding Area
- Strong civic investment in infrastructure, arts, placemaking, and community-driven retail activation

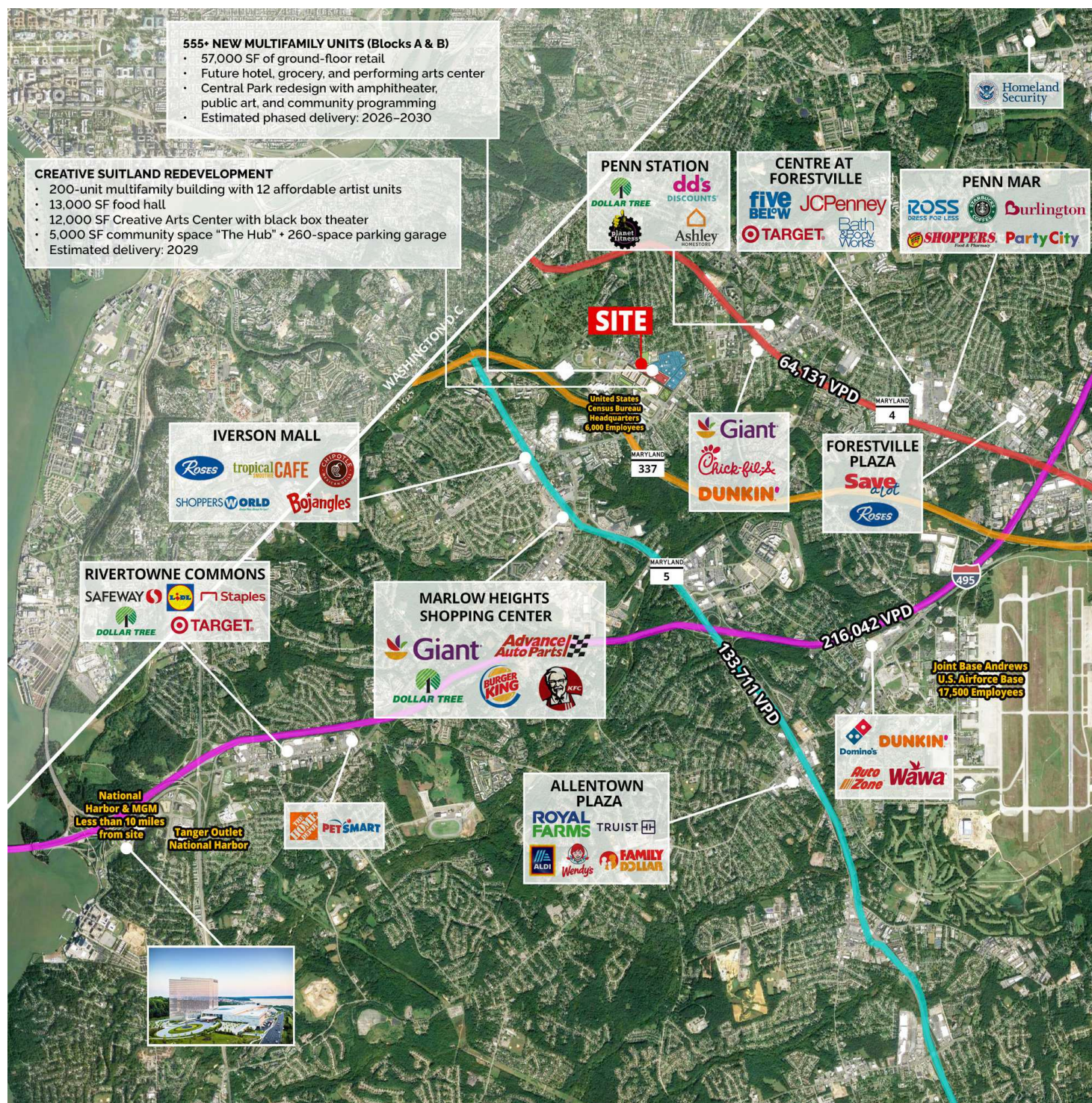
## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	3,944 SF



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**divaris**  
REAL ESTATE, INC.

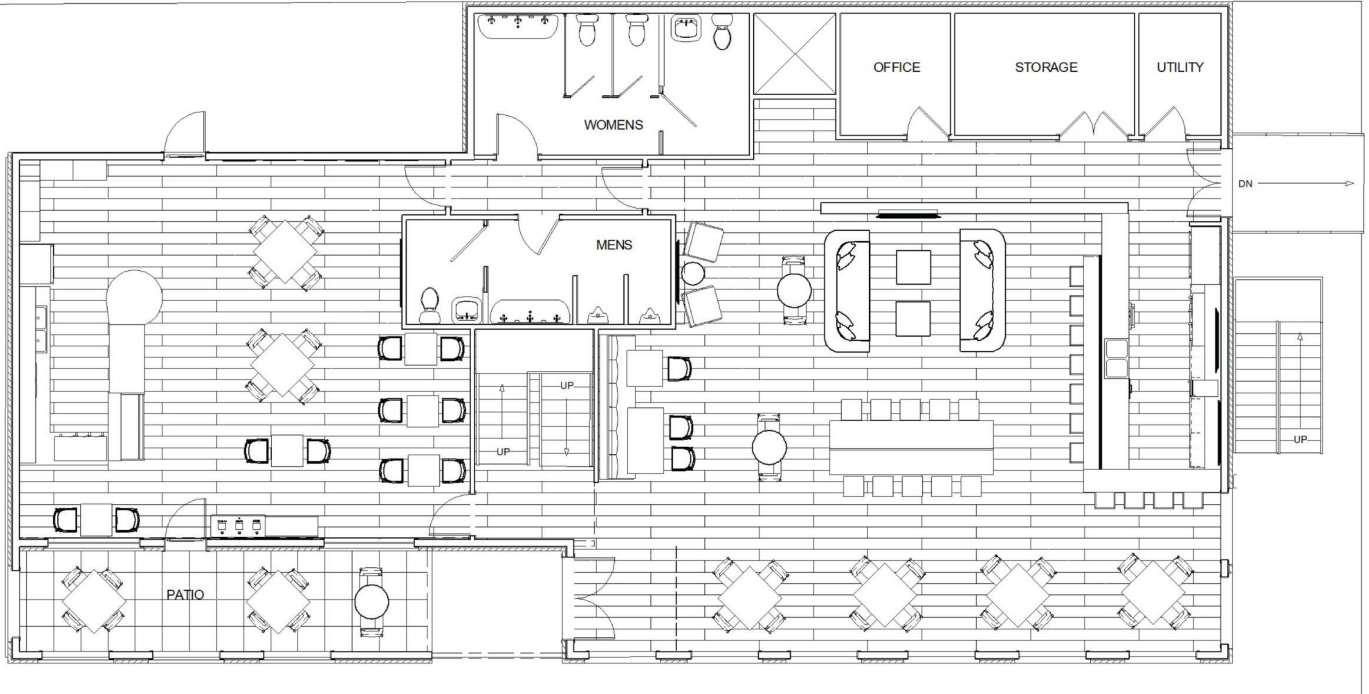




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## CONCEPT PLANS - RESTAURANT



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## TOWNE SQUARE AT SUITLAND FEDERAL CENTER DEVELOPMENT



### NEW REDEVELOPMENT COMING TO SUITLAND

555+ new multifamily units (Blocks A & B),

57,000 SF of ground-floor retail, Future hotel, grocery, and performing arts center.

Central Park redesign with amphitheater, public art, and community programming

Estimated phased delivery: 2026–2030

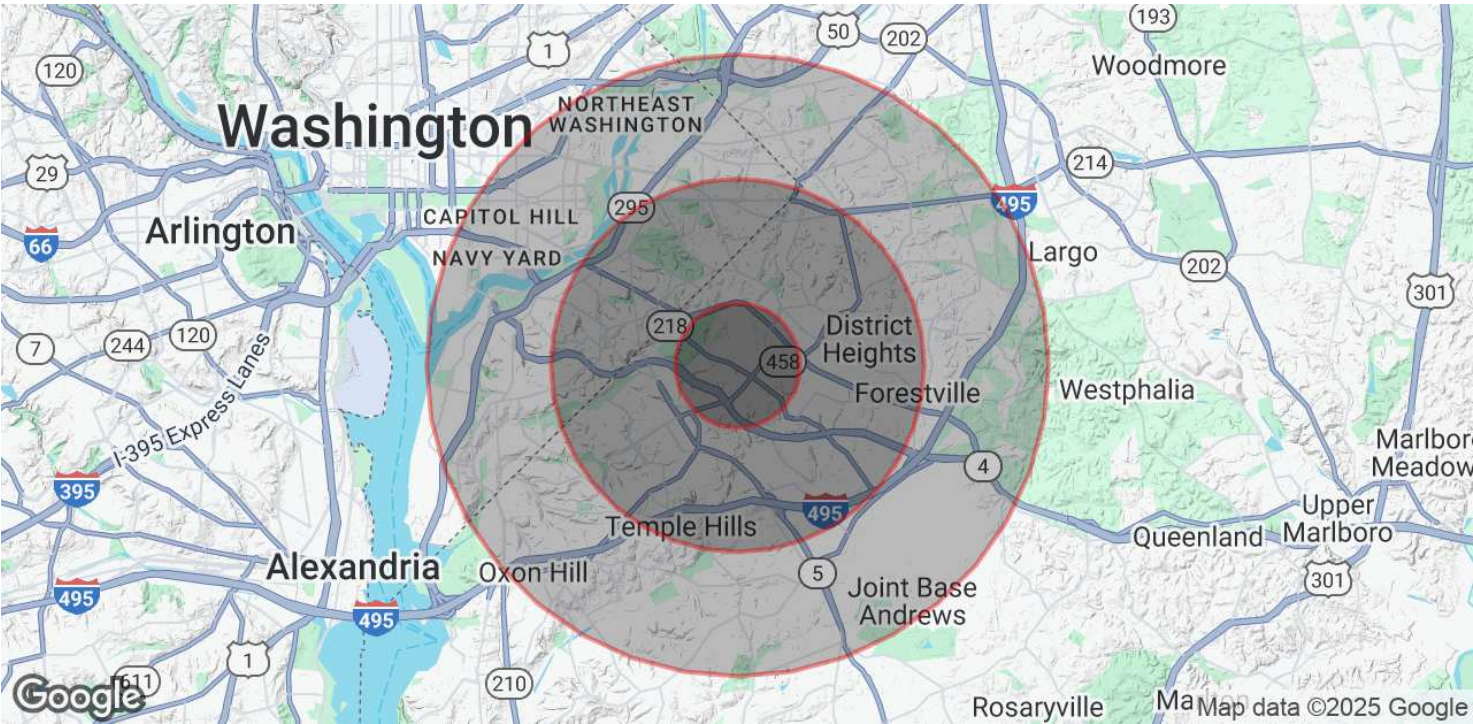




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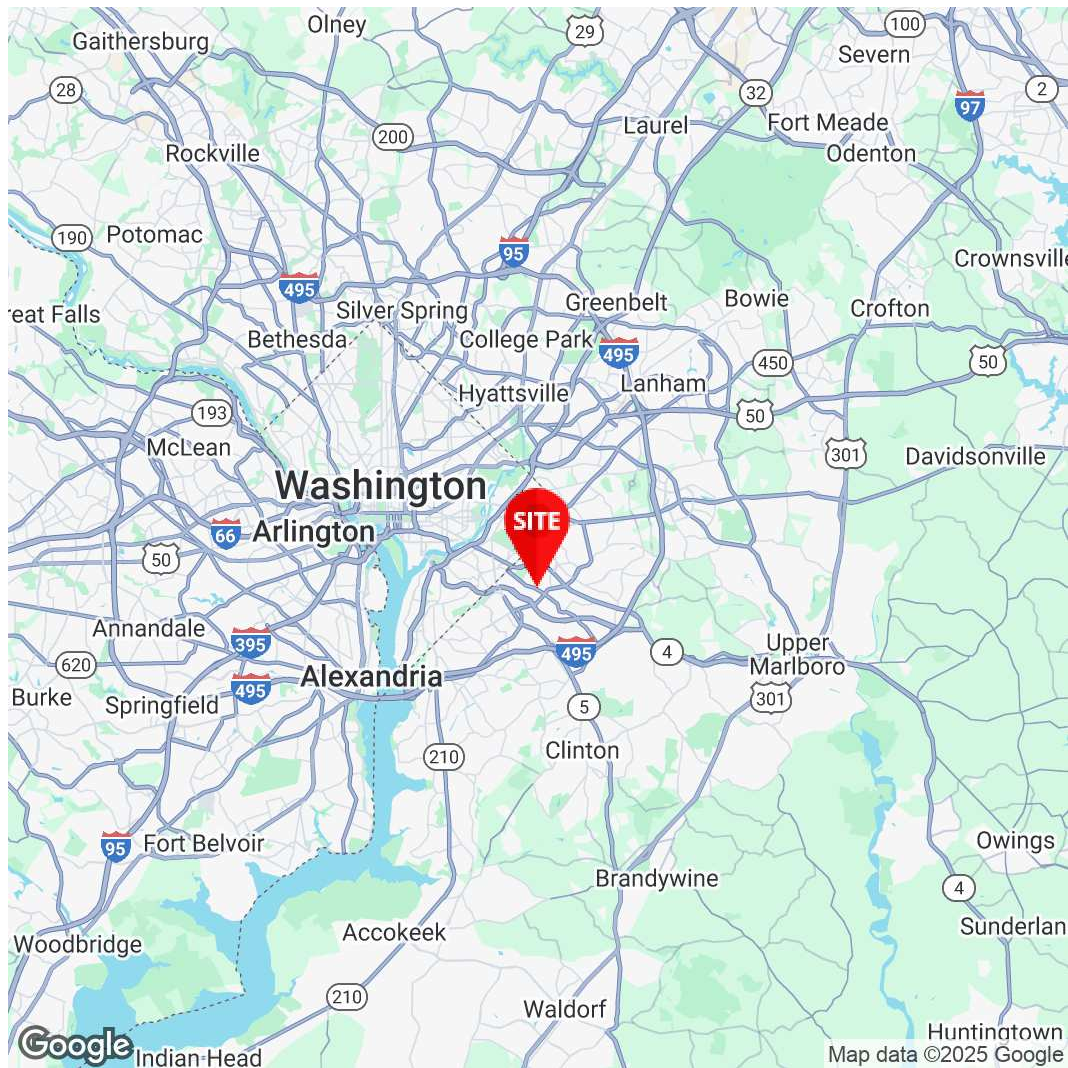
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,074	170,161	403,044
Average Age	39	39	39
Average Age (Male)	38	37	37
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,415	70,803	163,667
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$85,758	\$86,645	\$101,227
Average House Value	\$358,595	\$404,770	\$481,670

Demographics data derived from AlphaMap





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