



# 4524 SUITLAND ROAD

HILLCREST HEIGHTS, MD 20746



## 4524 SUITLAND ROAD

### PROPERTY SUMMARY - CONCEPTUAL RENDERING



### 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

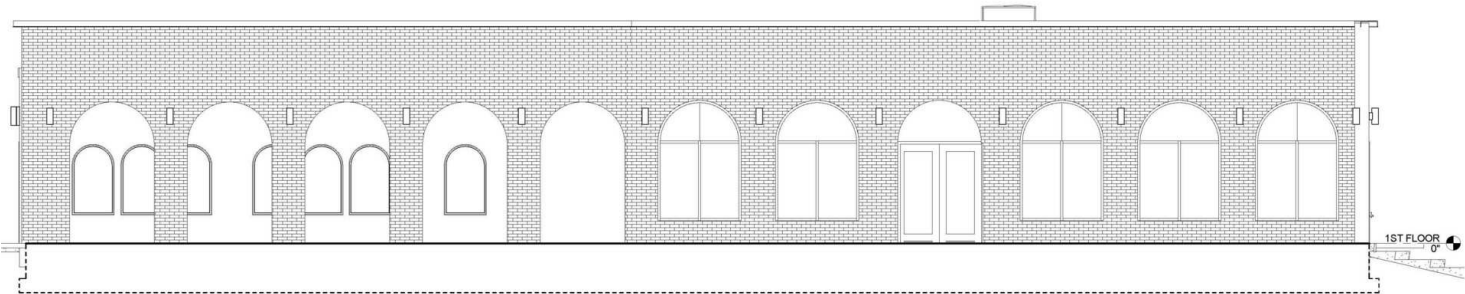
### OFFERING SUMMARY

|                      |            |
|----------------------|------------|
| <b>Lease Rate:</b>   | Negotiable |
| <b>Available SF:</b> | 3,944 SF   |
| <b>Lot Size:</b>     | 0.35 Acres |

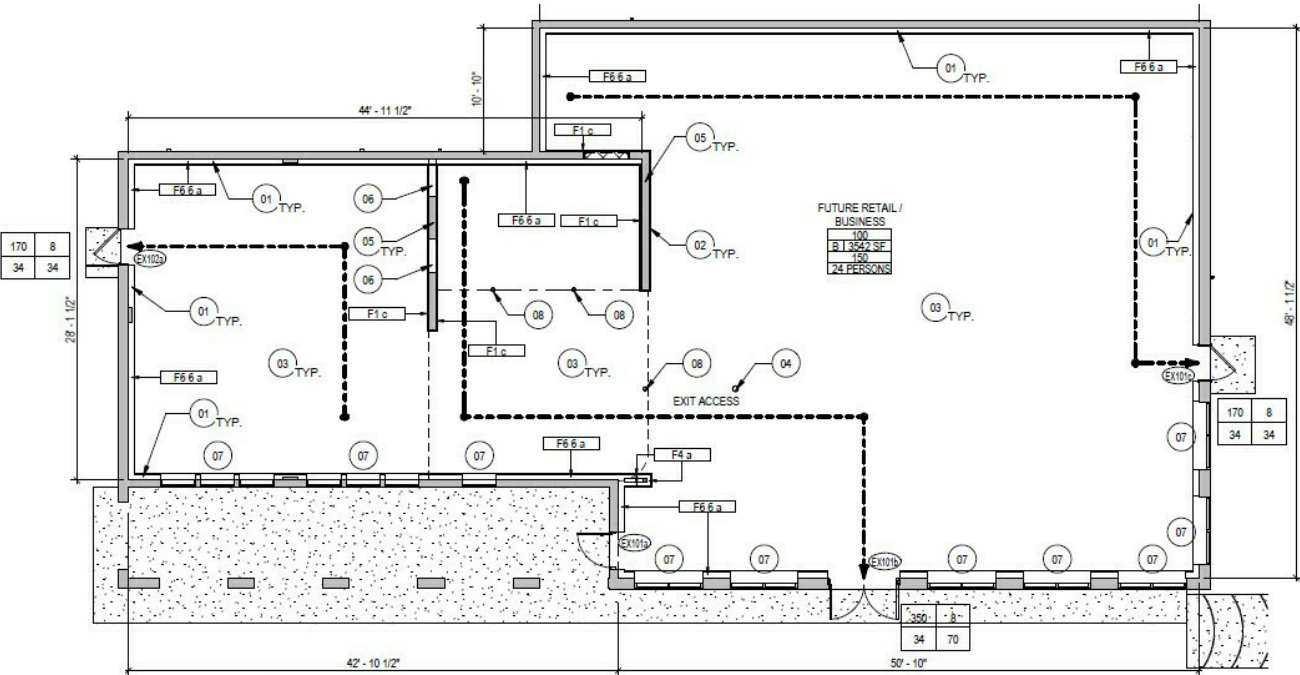


4524 SUITLAND ROAD

CONSTRUCTION DRAWINGS - ELEVATION & AS BUILT



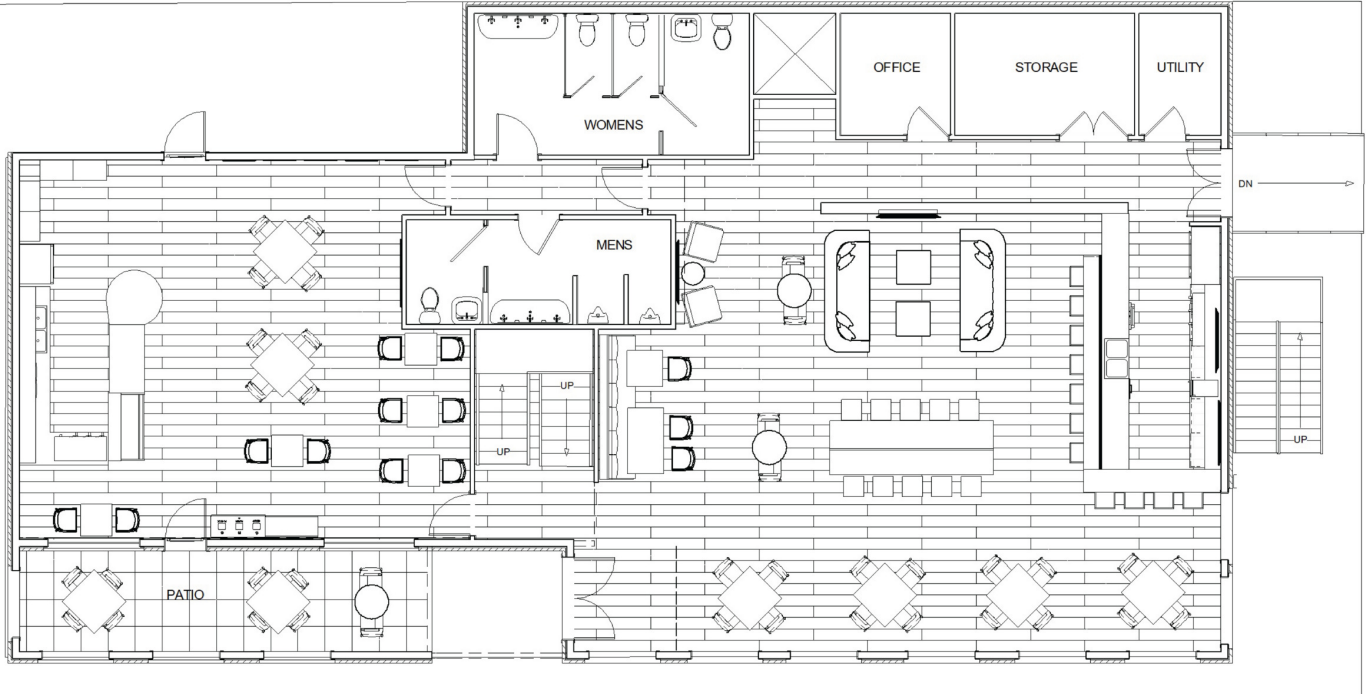
2 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN

## 4524 SUITLAND ROAD

### CONCEPT PLANS - RESTAURANT



HILLCREST HEIGHTS, MD 20746

4524 SUITLAND ROAD

CONCEPTUAL RENDERINGS



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ADDITIONAL PHOTOS // 6

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## 4524 SUITLAND ROAD

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.

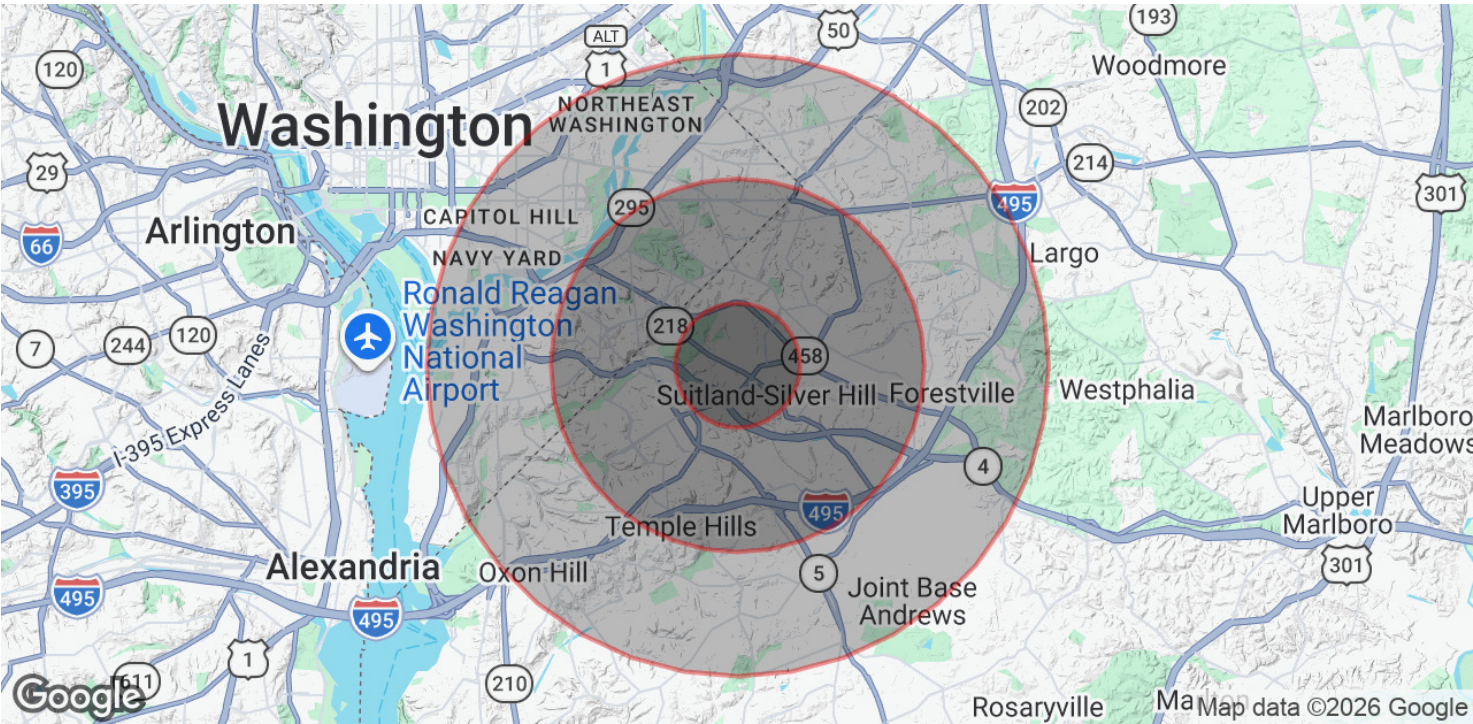
Central Park redesign with amphitheater, public art, and community programming

Estimated phased delivery: 2026–2030



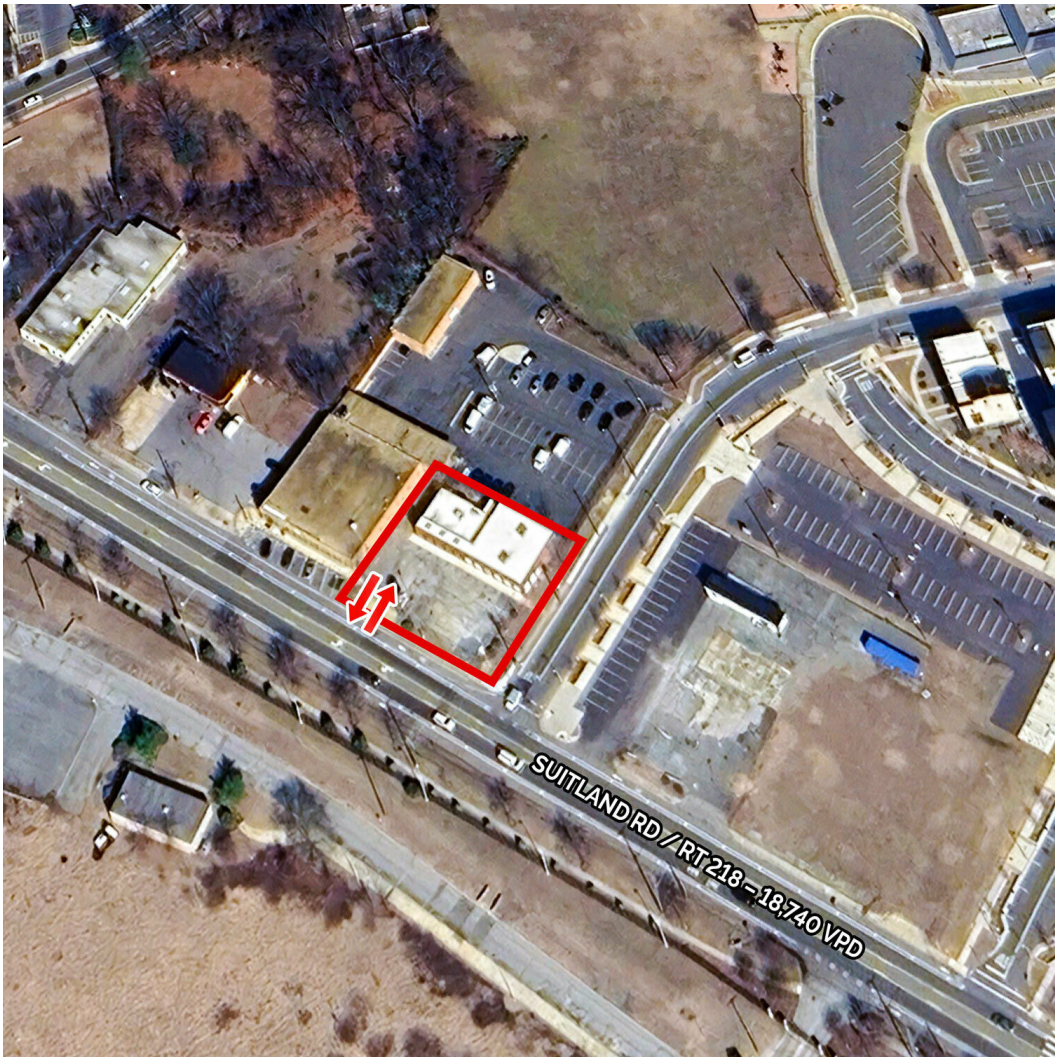
4524 SUITLAND ROAD

DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 13,385    | 178,886   | 441,314   |
| Average Age          | 45.1      | 38.4      | 37.0      |
| Average Age (Male)   | 43.6      | 36.2      | 35.4      |
| Average Age (Female) | 45.6      | 40.9      | 39.1      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 6,234     | 77,305    | 191,721   |
| # of Persons per HH  | 2.1       | 2.3       | 2.3       |
| Average HH Income    | \$90,063  | \$87,327  | \$107,222 |
| Average House Value  | \$319,927 | \$368,546 | \$481,795 |

2023 American Community Survey (ACS)



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