

# 3716-3720 Old Silver Hill Rd

Suitland, MD 20746



## RETAIL CENTER FOR SALE

### OFFERING SUMMARY

Base Rent Income (2024):	\$200,640
Occupancy:	100%
No. of Tenants:	5
Building Size:	11,710 SF
Lot Size:	0.876 Acres
Loading Dock:	2
Zoning:	C-S-C (Commercial Shopping Center)

**John Lin**  
240-644-2317  
jlin@capstarco.com

**Cori Simmons**  
240-353-4988  
csimmons@capstarco.com

### PROPERTY HIGHLIGHTS

- RARE OPPORTUNITY TO OWN A 12K SF +/- RETAIL CENTER INSIDE THE BELTWAY (I-95/I-495).
- 100% leased to stable tenants, that have been operating in locally for more than 20 years.
- High traffic thruway with average 50K+ cars feeding off busy Rte.5 Branch Ave daily.
- Less than one-mile from two metro stations (Naylor Rd and Suitland) on Green line.
- Half-mile east to Suitland Federal Center Campus, and one-mile east to Towne Square at Suitland Federal Center, called the largest redevelopment project in the Maryland County's history.
- Roof was replaced in 2018.

### CORE INVESTMENT w/ VALUE-ADD OPPORTUNITIES

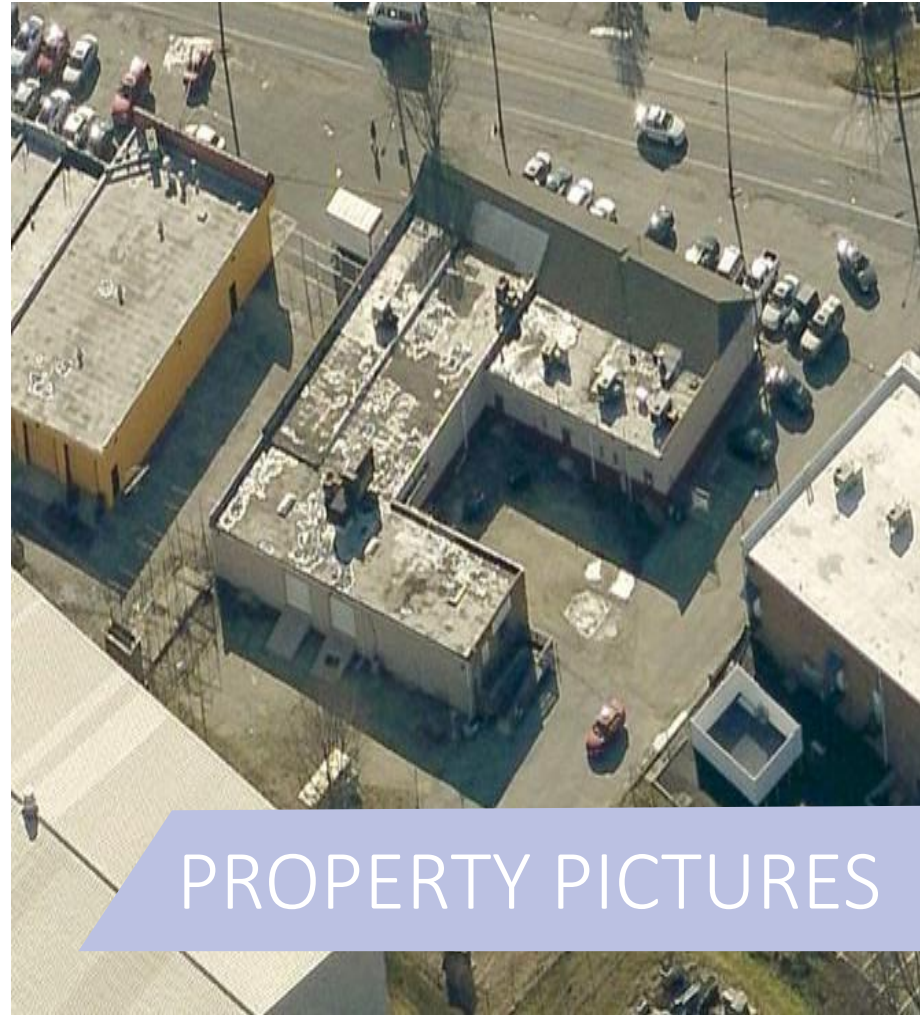
- Increase rental revenue by replacing flex/special use tenants with retail tenants

438 N Frederick Ave #450  
Gaithersburg MD  
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PROPERTY PICTURES

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## SITE PLAN

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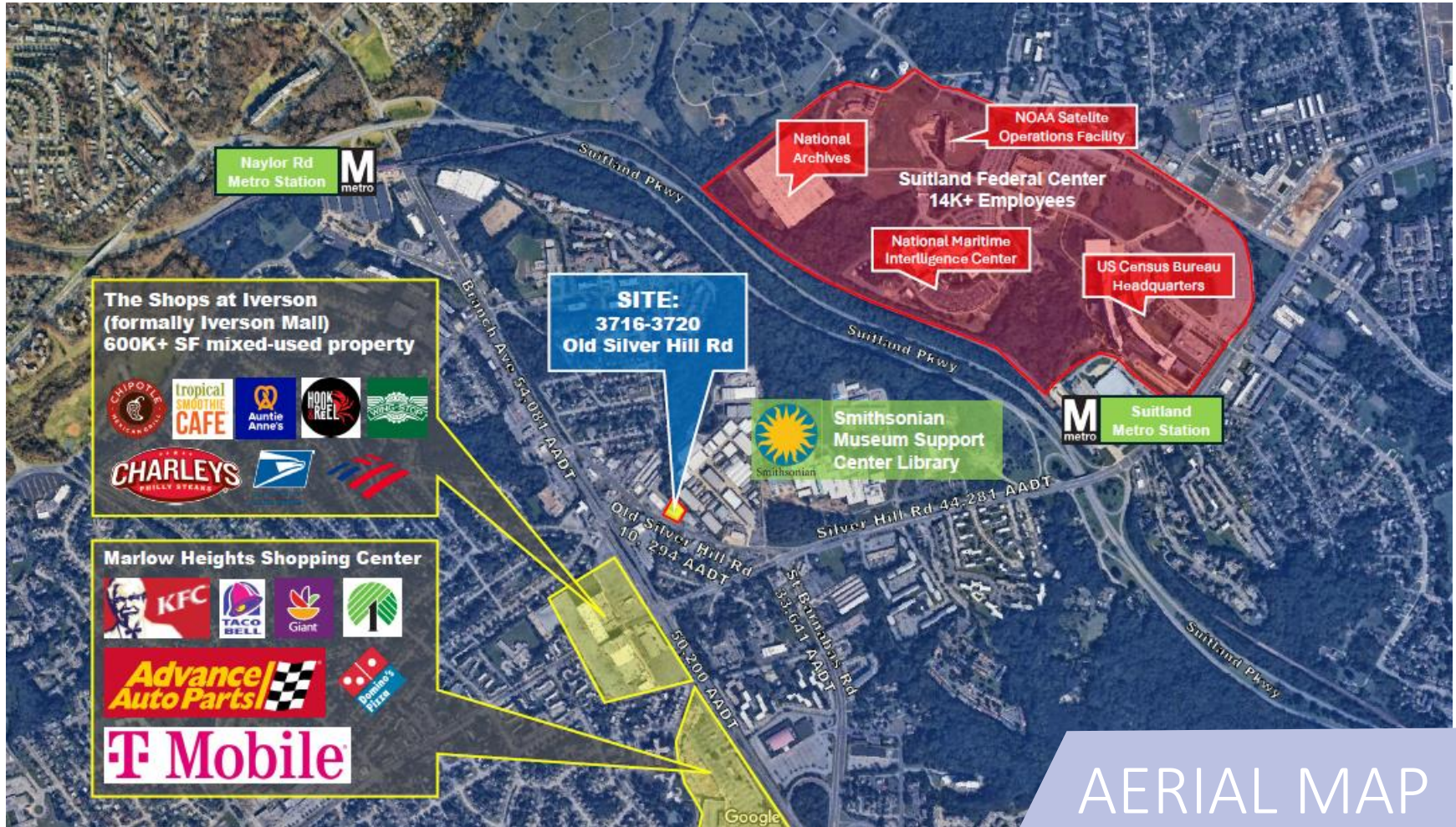
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AERIAL MAP

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## RECENT REDEVELOPMENT & COMMUNITY TRANSFORMATION

The "TOWNE SQUARE AT SUITLAND FEDERAL CENTER", one of the TOP TEN LARGEST development projects in the DC metro area, is only 1-mile east of the subject center. This mixed-use project delivered 219 townhouses, 538 multi-family units, 137 senior units, 80K SF of retail, and up to 50K SF public uses, including the Performing Arts Center. This grand development has transformed Suitland significantly.



## GSA EMPLOYMENT HUBS

One-mile east of the subject center, Suitland Federal Center Campus (SFCC), currently employee 9,000+ people, sprawling 226 acres+, is home to number of major federal agencies, including the U.S. Census Bureau, National Archives, National Oceanographic and Atmospheric Administration, and National Maritime Intelligence Center. Additionally, thousand of federal employees have been relocated from DC to SFCC in an aim to increase the utilization rate of Federal properties and reduce rental expenses for federal agencies. The relocation of the federal agencies and completion of the adjacent Town Square at Suitland Center has provided an influx of higher income bracket families to shop, live and work in the Suitland neighborhood.

## THE ADJACENT SMITHSONIAN SUITLAND COLLECTIONS CENTER CAMPUS SET TO DOUBLE IN SIZE

The NATIONAL Capital Planning Commission approved SCC's plan in June 2020 to expand the campus from 1.3M to 2.4M SF in the coming decades. The growth would increase the Campus population from 350 to 900 and stimulate nearby economic activities. The existing warehouses immediately behind the subject retail center, will be demolished and replaced with new building clusters of ring design emphasizing open spaces to draw natural light into the cluster. This will greatly improve the curb appeal of the subject property.



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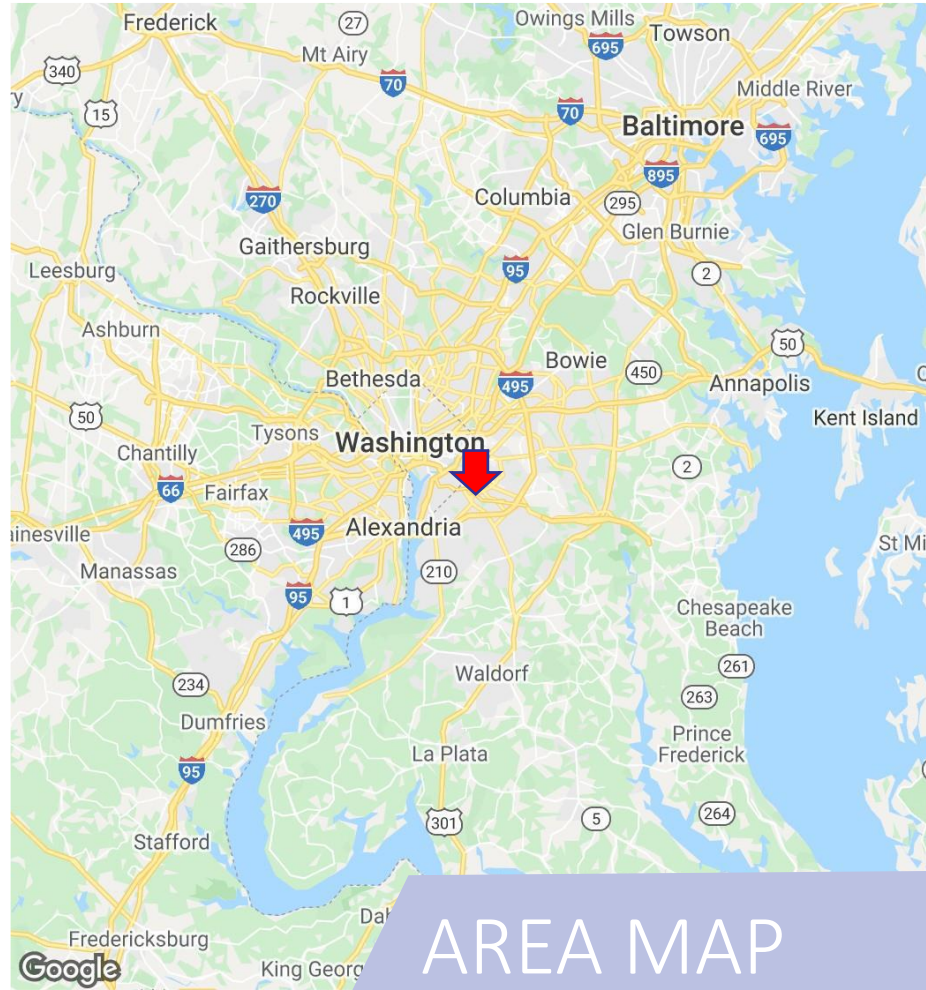
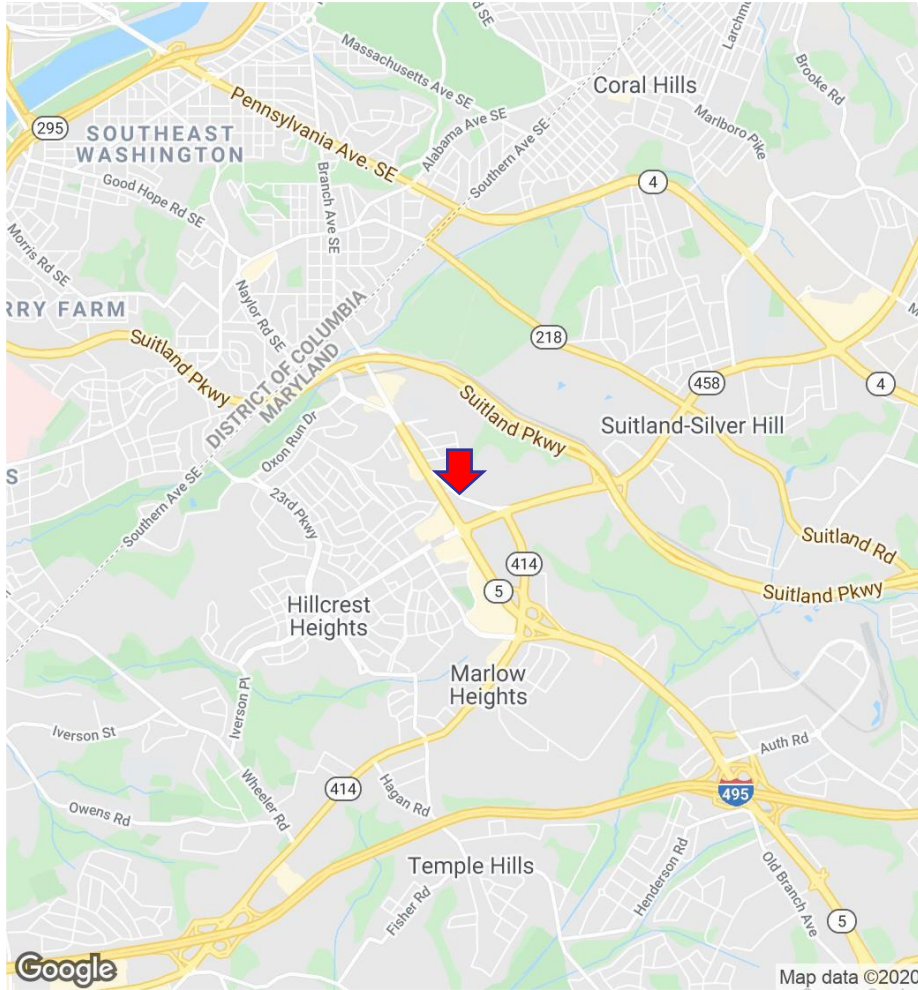
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AREA MAP

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For More Information, Please Contact:

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438 N Frederick Ave, Ste 450  
Gaithersburg, MD 20877

(301)-738-7777

CapStarCo.com

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438 N Frederick Ave, Suite 450  
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Phone: 301-738-7777  
Fax: 301-738-7729

## CONFIDENTIALITY AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (the "Agreement") dated as of \_\_\_\_\_ is entered into by \_\_\_\_\_ ("Recipient ") and CapStar Commercial Realty ("Broker" or "CapStar").

Broker proposes to make available to Recipient and its officers, directors, employees, agents, accountants, lawyers and other advisors ("Representatives") (or to cause to be made available to Representatives) certain confidential or proprietary information (the "Evaluation Material") regarding the property known as "Suitland Old Silver Hill Rd Retail Center at 3716-3720 Old Silver Hill Rd, Suitland, MD 20746," and brought to Recipient's attention by Broker (the "Property") in order to facilitate further discussions concerning the possible purchase of the Property by the Recipient (the "Proposed Transaction"). The term "Evaluation Material" includes the fact that the Recipient is having discussions with Broker concerning the Proposed Transaction, and any information concerning the Property, and the Property's tenants, including but not limited to transaction documents, structure outlines, customer data, financial data and similar proprietary information, together with and all notes, compilations, analyses and other material prepared by Recipient and its Representatives which contain or reflect such Evaluation Material.

As a condition to Broker providing the Evaluation Material, Recipient agrees as follows:

1. Recipient will require its Representatives to be bound by this Agreement, and Recipient will be responsible for any breach of this Agreement by its Representatives.
2. Recipient will not disclose the Evaluation Material to anyone other than its authorized Representatives who need to know such information for purposes of evaluating the Proposed Transaction. Recipient will use the Evaluation Material for the sole purpose of evaluating the Proposed Transaction and not for any other purpose.
3. This Agreement will not apply to Evaluation Material which (i) is or becomes generally available to the public other than as a result of disclosure by Recipient or its Representatives in breach of this Agreement, or (ii) is or becomes available to Recipient on a non-confidential basis from a source other than Broker, provided that such source is not known to Recipient to be prohibited from disclosing such information by a legal, contractual or fiduciary obligation to Broker.
4. Recipient agrees that it will not, without express written authorization from Broker, initiate or maintain contact with any joint venture partner, tenant, property manager, borrower, guarantor or other obligor under or with respect to the Property (except for contacts in the ordinary course of business unrelated to Recipient' evaluation of the Proposed Transaction). Recipient further agrees to direct all inquiries and requests for information concerning the Proposed Transaction to John P. Lin or Cori Simmons at CapStar and agrees not to contact any other Broker personnel at the Property regarding the Proposed Transaction.
5. Upon the request of Broker, Recipient will return or certify to the destruction, as requested by Broker, of all copies of the Evaluation Material.
6. If Recipient or any of its Representatives receives a request or becomes legally compelled (by deposition, interrogatory, request for documents, subpoena, civil investigation, demand, order or similar process) to disclose any of the Evaluation Material, prior to any such disclosure Recipient will (i) promptly notify Broker, and (ii) cooperate with Broker in any attempt it may make to obtain a protective order or other appropriate remedy or assurance that confidential treatment will be afforded the Evaluation Material. If such protective order or other appropriate remedy is not obtained, Recipient will furnish only that portion of the Evaluation Material which is legally required.
7. Recipient will indemnify and hold harmless Broker from any damage, loss, claim or other liability arising out of the breach of this Agreement by Recipient or its Representatives. Recipient acknowledges that Broker would be irreparably injured by a breach of this Agreement and agree that Broker will be entitled to equitable relief (including

injunctive relief and specific performance) in the event of any such breach. This remedy will be in addition to all other remedies available to Broker at law or in equity. No failure or delay by Broker in exercising any right, power or privilege hereunder will operate as a waiver thereof.

8. Broker is providing the Evaluation Material to Recipient without representation or warranty, express or implied, of any kind or nature, as to accuracy, completeness, or suitability for any purpose. Neither Broker, nor its parent or subsidiaries (or their respective officers, directors, employees, agents, or advisors) will have any liability to Recipient as a result of its use of or reliance on the Evaluation Material.

9. Unless and until a definitive written commitment or agreement is executed and delivered with respect to Proposed Transaction, neither party will be under any legal obligation of any kind whatsoever with respect to the Proposed Transaction (except as set forth in this Agreement with respect to confidentiality).

10. This letter sets forth the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior understandings (whether written, verbal, implied or otherwise) with respect thereto. No term or condition of this letter may be waived or otherwise modified except by a written agreement executed by the party to be charged.

11. This Agreement will be governed and construed in accordance with the laws of the State of Maryland and will be binding on the parties' successors and assigns.

IN WITNESS WHEREOF, a duly authorized representative of Recipient and, if applicable, Broker has executed this Agreement as of the date set forth above.

**"Broker"**

By: *John P. Lin*  
John Lin, President  
CapStar Commercial Realty

*Cori Simmons*  
Cori Simmons, Associate  
CapStar Commercial Realty

**"Recipient"**

By **Principal/Buyer:** \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Company: \_\_\_\_\_

Office Address or Email Address: \_\_\_\_\_

By **Buyer's Agent/ Representative:** \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Company: \_\_\_\_\_

Office Address or Email Address: \_\_\_\_\_