



PROJECT FACTS

- GLA: 201,000 SF**
- ▶ Community center located at the crossroads of I-95 (Capital Beltway) and the Baltimore-Washington Parkway (Route 295)
 - ▶ Greenway Center has been nearly 100% occupied since opening in November 1980
 - ▶ Center features destination retailers for 'one stop' shopping convenience

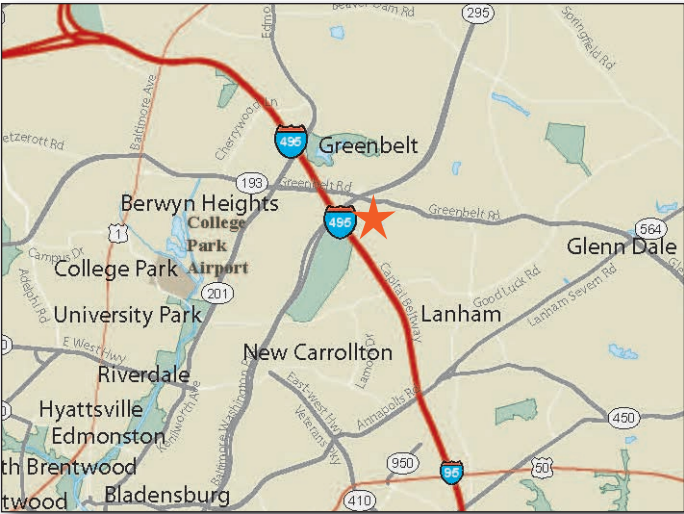
FEATURED TENANTS

Safeway, LA Fitness, Ross Dress for Less, PetSmart, Dollar Tree, Party City

2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,582	\$98,105	6,108
3 mile	94,669	\$92,097	32,426
5 mile	262,181	\$97,915	83,244

2020 ESRI



LOCATION

Greenbelt Rd (Rte 193) at I-495 & BW Pkwy (Rte 295)

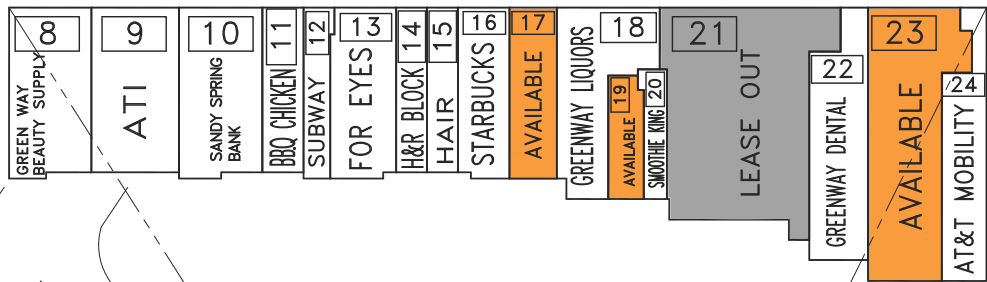
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



GREENWAY SHOPPING CENTER

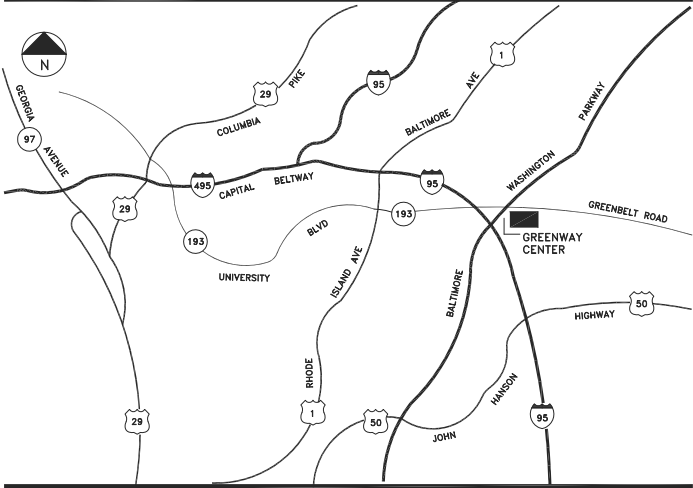
GREENBELT, MARYLAND



THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED TO EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

60' 120'
APPROX. SCALE

LEASING PLAN



TENANT ROSTER

1	SAFEWAY	56,740 SF	20	SMOOTHIE KING	986 SF
2	AVAILABLE	2,075 SF	21	LEASE OUT	8,000 SF
3	MUSIC & ARTS	2,736 SF	22	GREENWAY DENTAL	3,340 SF
4	BATH & BODY WORKS	2,820 SF	23	AVAILABLE	5,800 SF
5	NAIL SPA	870 SF	24	AT&T MOBILITY	2,090 SF
6	VIVI TRENDSETTER	4,134 SF	25-26	PARTY CITY	14,729 SF
7	DOLLAR TREE	10,375 SF	27	PETSMART	21,104 SF
8	GREENWAY BEAUTY SUPPLY	3,400 SF	28	ROSS DRESS FOR LESS	23,561 SF
9	ATI	3,253 SF	29	ADVANCE AUTO	6,972 SF
10	SANDY SPRING BANK	3,263 SF	30	DTLR	6,309 SF
11	BBQ CHICKEN	1,640 SF	31	POLLO CABANA	1,987 SF
12	SUBWAY	1,260 SF	32	L.A. FITNESS	30,239 SF
13	FOR EYES	2,541 SF	33	AVAILABLE	13,174 SF
14	H&R BLOCK	1,224 SF	34	PM PEDIATRICS	8,603 SF
15	HAIR CUTTERY	1,230 SF	35	IHOP	5,162 SF
16	STARBUCKS	2,106 SF	36	WENDY'S	2,400 SF
17	AVAILABLE	2,048 SF	37	CAPITAL ONE BANK	1,710 SF
18	GREENWAY LIQUORS	3,147 SF	38	M&T BANK	2,657 SF
19	AVAILABLE	916 SF	39	FUTURE AVAILABLE	5,200 SF

ZONED = C-2
GLA AS PER RENT ROLL = 264,601 SF
REV. DATE = JAN 2020

GREENWAY SHOPPING CENTER

7595 GREENBELT ROAD
GREENBELT, MARYLAND 20770



COMBINED PROPERTIES INCORPORATED

1025 Thomas Jefferson Street NW
Suite 700 East
Washington, DC 20007
(202) 293-4500
FAX (202) 833-3013