



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

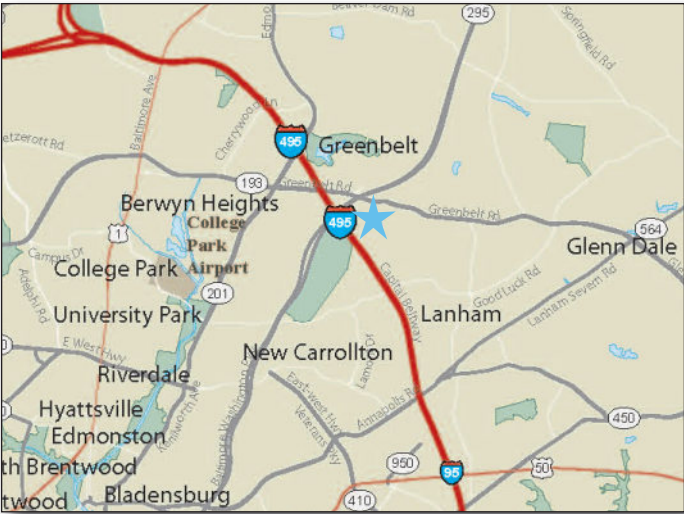
FEATURED TENANTS

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

2022 DEMOGRAPHICS

|        | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 14,393     | \$105,259     | 6,309      |
| 3 mile | 107,829    | \$101,440     | 36,824     |
| 5 mile | 286,887    | \$109,839     | 92,837     |

2023 ESRI



LOCATION

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

LEASING CONTACT

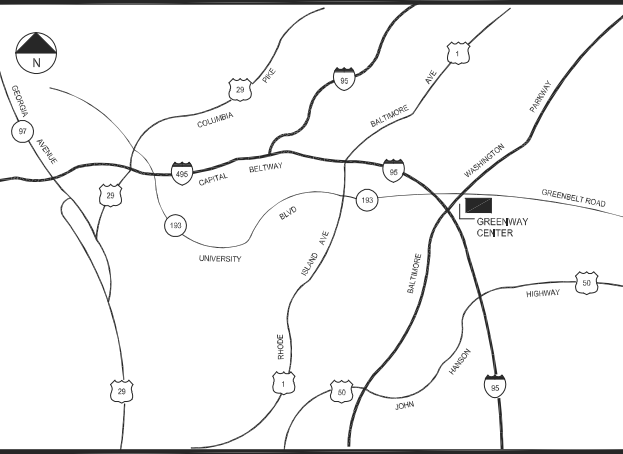
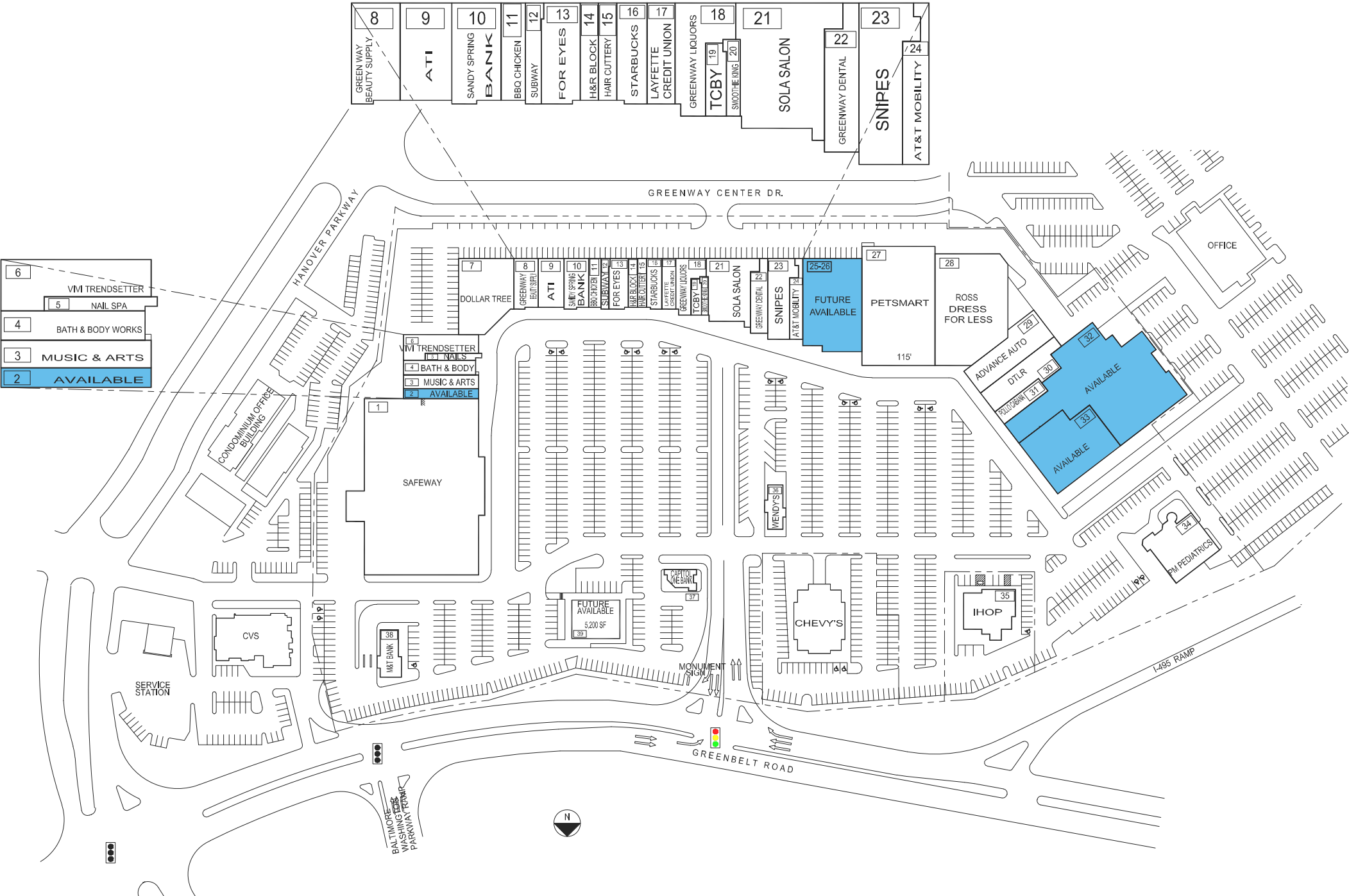
Andrew Iszard  
202.736.2827 | AndrewIszard@combined.biz





# GREENWAY SHOPPING CENTER

GREENBELT, MARYLAND



## TENANT ROSTER

|    |                        |           |       |                     |           |
|----|------------------------|-----------|-------|---------------------|-----------|
| 1  | SAFEWAY                | 56,740 SF | 20    | SMOOTHIE KING       | 986 SF    |
| 2  | AVAILABLE              | 2,075 SF  | 21    | SOLA SALON          | 8,000 SF  |
| 3  | MUSIC & ARTS           | 2,736 SF  | 22    | GREENWAY DENTAL     | 3,340 SF  |
| 4  | BATH & BODY WORKS      | 2,820 SF  | 23    | SNIPES              | 5,800 SF  |
| 5  | NAIL SPA               | 870 SF    | 24    | AT&T MOBILITY       | 2,090 SF  |
| 6  | VIVI TRENDSETTER       | 4,134 SF  | 25-26 | FUTURE AVAILABLE    | 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    | AVAILABLE           | 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 | LAYFETTE CREDIT UNION  | 2,048 SF  | 37    | CAPITAL ONE BANK    | 1,710 SF  |
| 18 | GREENWAY LIQUORS       | 3,147 SF  | 38    | M&T BANK            | 2,657 SF  |
| 19 | TCBY                   | 916 SF    | 39    | FUTURE AVAILABLE    | 5,200 SF  |

ZONED = C-2  
GLA AS PER RENT ROLL = 264,601 SF  
REV. DATE = JUN 2023

# GREENWAY SHOPPING CENTER

7595 GREENBELT ROAD  
GREENBELT, MARYLAND 20770



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave  
Suite 1000 West  
Bethesda, MD 20814  
(202) 293-4500  
FAX (202) 833-3013

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

0' 60' 120'  
APPROX. SCALE

## LEASING PLAN