



### PROJECT FACTS

**GLA: 201,000 SF**

- ▶ Community center located at the crossroads of I-95 (Capital Beltway) and the Baltimore-Washington Parkway (Route 295)
- ▶ Located near several major employment centers, including NASA Goddard Space Flight Center and The Department of Agriculture
- ▶ Center features destination retailers for one stop shopping convenience

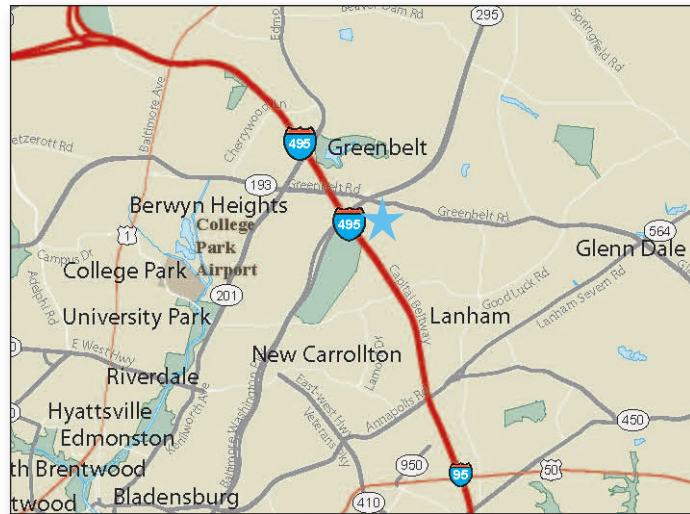
### FEATURED TENANTS

Safeway, Ross Dress for Less, PetSmart, Dollar Tree, DMV Iron Gym

### 2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,989	\$106,940	6,199
3 mile	105,701	\$114,192	36,575
5 mile	282,602	\$120,409	92,314

2025 ESRI



### LOCATION

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

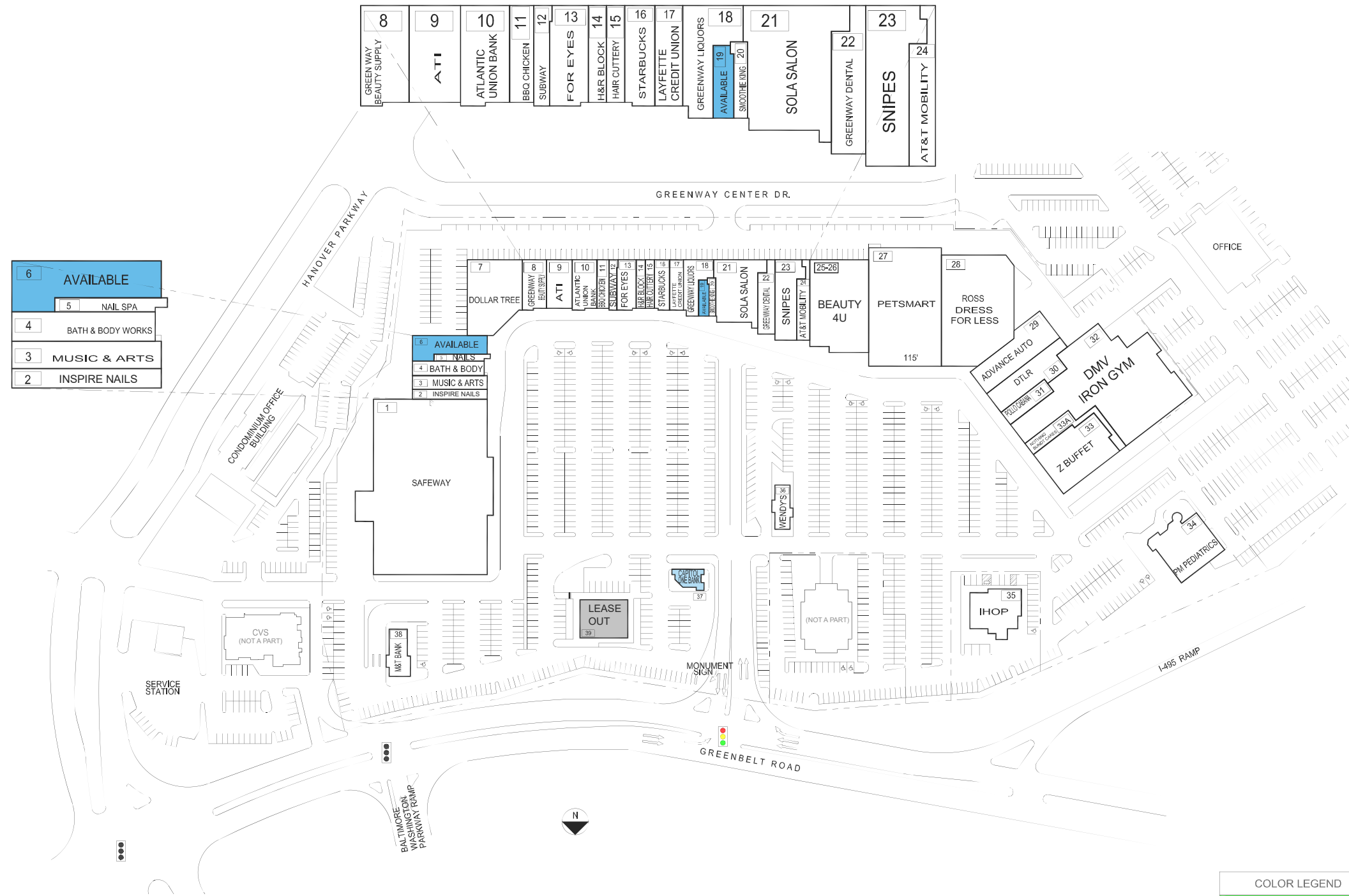
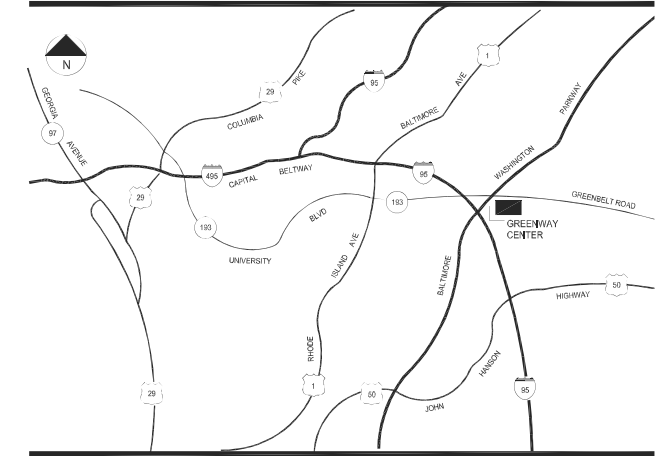
### LEASING CONTACT

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# GREENWAY SHOPPING CENTER

GREENBELT, MARYLAND



6	AVAILABLE
5	NAIL SPA
4	BATH & BODY WORKS
3	MUSIC & ARTS
2	INSPIRE NAILS

8	GREENWAY BEAUTY SUPPLY
9	ATI
10	ATLANTIC UNION BANK
11	BBQ CHICKEN
12	SUBWAY
13	FOR EYES
14	H&R BLOCK
15	HAIR CUTTERY
16	STARBUCKS
17	LAYFETTE CREDIT UNION
18	GREENWAY LIQUORS
19	AVAILABLE
20	SMOOTHIE KING
21	SOLA SALON
22	GREENWAY DENTAL
23	SNIPES
24	AT&T MOBILITY

## TENANT ROSTER

1	SAFEWAY	56,740 SF	20	SMOOTHIE KING	986 SF
2	INSPIRE NAILS	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	AVAILABLE	4,210 SF	25-26	BEAUTY 4U	14,710 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	ATLANTIC UNION 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	DMV IRON GYM	26,882 SF
13	FOR EYES	2,541 SF	33A	NOTHING BUNDT CAKES	1,954 SF
14	H&R BLOCK	1,224 SF	33B	Z BUFFET	10,163 SF
15	HAIR CUTTERY	1,230 SF	34	PM PEDIATRICS	8,603 SF
16	STARBUCKS	2,106 SF	35	IHOP	5,162 SF
17	LAYFETTE CREDIT UNION	2,048 SF	36	WENDY'S	2,400 SF
18	GREENWAY LIQUORS	3,147 SF	37	CAPITAL ONE BANK	1,710 SF
19	AVAILABLE	916 SF	38	M&T BANK	2,657 SF
			39	LEASE OUT	

ZONED = C-2  
 GLA AS PER RENT ROLL = 264,601 SF  
 REV. DATE = FEB 2026

# 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

## LEASING PLAN

COLOR LEGEND	
Green	LEASED
Light Green	LEASE OUT
Pink	MONTH TO MONTH
Purple	FUTURE AVAILABLE
Red	AVAILABLE
Blue	LEASE EXPIRES 2026
Light Blue	LEASE EXPIRES WITH OPTIONS 2026
Orange	LEASE EXPIRES 2027
Yellow	LEASE EXPIRES WITH OPTIONS 2027

THE SHOPPING CENTER LAYOUT SHOWN PRELIMINARY AND SUBJECT TO CHANGE. THIS IS NOT A REPRESENTATION AS TO OCCUPANCY. TYPES OF BUSINESS OR RENTAL SHOULD BE APPROVED BY ALL GOVERNMENTAL AUTHORITIES. ADDED BUILDINGS OR STRUCTURES MAY BE SUBJECT TO FEDERAL, STATE, LOCAL OR FEDERAL REGULATIONS. BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUTS SUBJECT TO CHANGE.

60' 120'  
 APPROX. SCALE