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 COMMERCIAL REAL ESTATE

# Eastgate Shopping Center

10543-10631 Greenbelt Rd. Lanham, MD 20706

**Retail Space for Lease**



## Quick Facts

### PROJECT SIZE

134,000 ± SF

### AVAILABILITY

3,000 SF

2,398 SF

5,375 SF

2 Pads for ground lease

Up To 7,773 SF Contiguous

### DEMOGRAPHICS

	POPULATION	AVG. INCOME	HOUSEHOLDS
1 mile	8,771	\$111,829	4,244
3 mile	64,258	\$125,203	51,764
5 mile	173,514	\$118,829	86,484

**○ Matt Gorman**

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High volume grocery anchored shopping center situated in an area with high daytime population of 86,000 employees. Nearby employers include NASA, Lockheed Martin and University of Maryland. Traffic averages 41,442 on Greenbelt Rd. (Rte. 193) and is located at a signalized intersection.

[Click For Street View](#)



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# Leasing Plan

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## Tenants

201-203	SoBe Restaurant and Lounge	6,810
204	Hit Fit Training Center	1,210
205	EG Tobacco	1,200
206	iBeauti	1,180
207-208	Curves	2,360
209	Floras Restaurant	1,180
10501	KFC	2,594
10505	Eastgate Liquors	2,400
10515	Giant	56,526
10539-102	Binkys Vapes	1,600
10539-103	DanRit Hair Braiding Salon	1,600
10539-104	Nikki's Bridal	1,600
10543	Available	3,000
10545-47	GW Beauty Supply	4,500
10549	Eastgate Cleaners	1,500
10551	All Starz Barber Shop	1,200
10553	Ernie's Crabs	1,225
10555	Maiwand Kabob	2,164
10557	Angel Nails	1,194
10559	Mathnasium	1,470
10565	Solantra Select Suites	8,774
10573	Premier Furniture	5,375
10573A	Available	2,398
10575	Dollar Plus	3,231
10585	McDonald's	4,000
10595	Quickway Hibachi	2,380
10605	Smiles Pediatric Dental Care	3,089

10621-301	Optometrist	2,425
10631-100	Pizza Boli's	1,600
10631-101	Joyful Heart African Cuisine	1,600
10635-303	PhysioCare Rehab Wellness	2,615

**Total Site** **134,236**

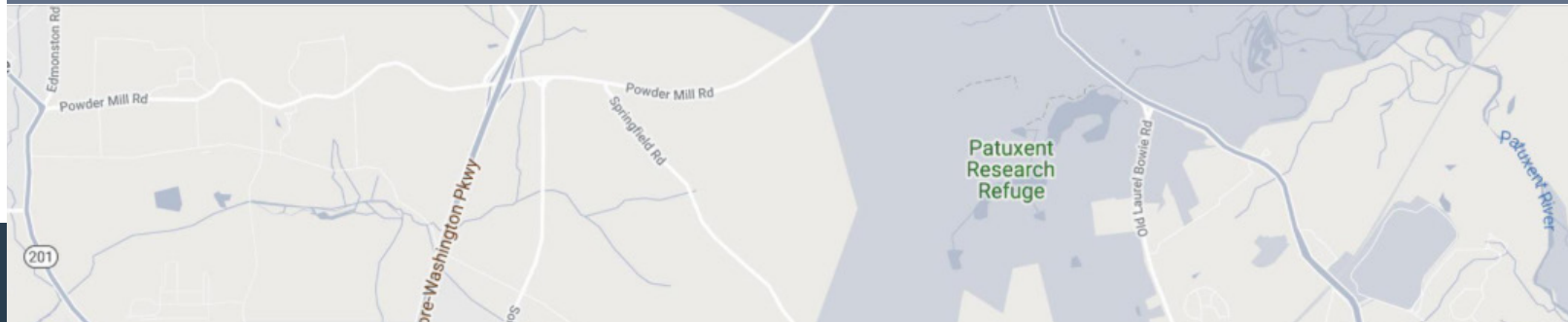
<b>PAD 4</b>	<b>Available</b>	<b>.379 Acres</b>
<b>PAD 5</b>	<b>Available</b>	<b>.595 Acres</b>



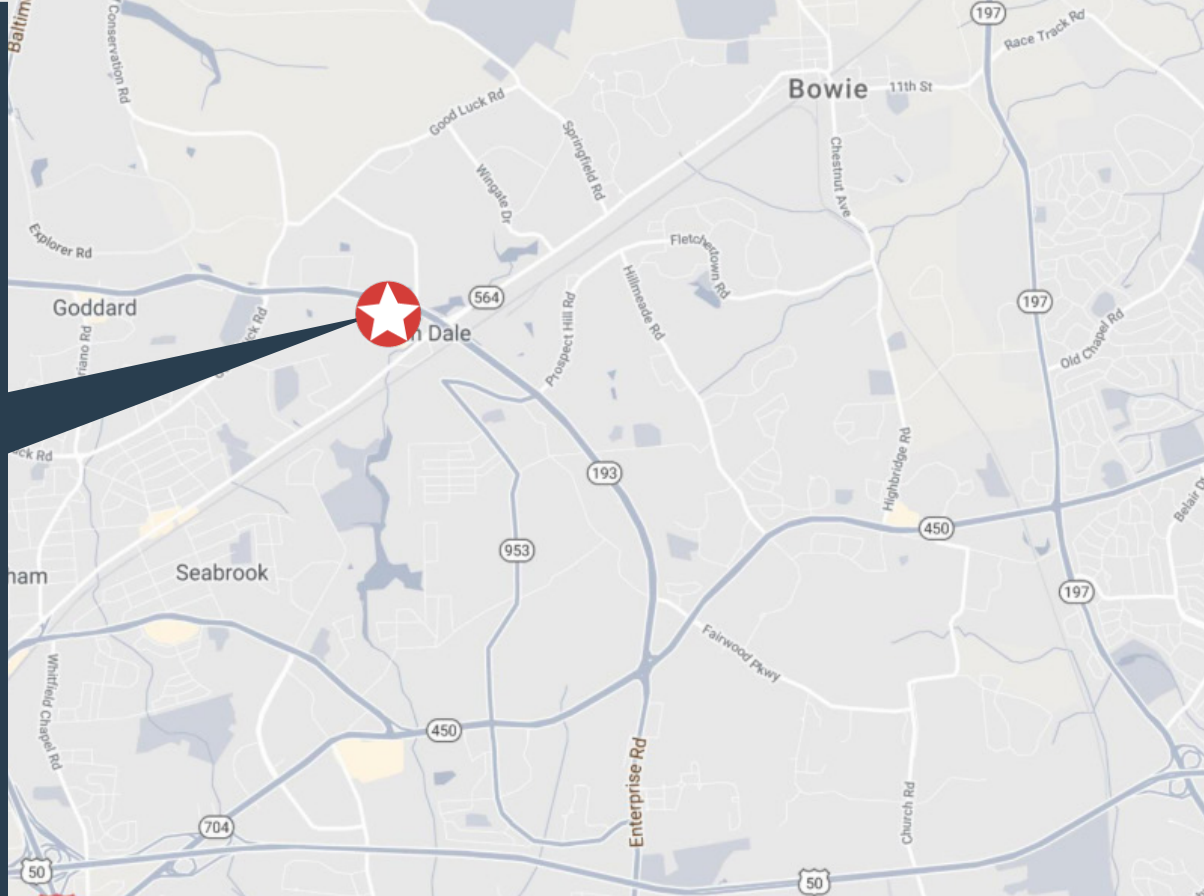
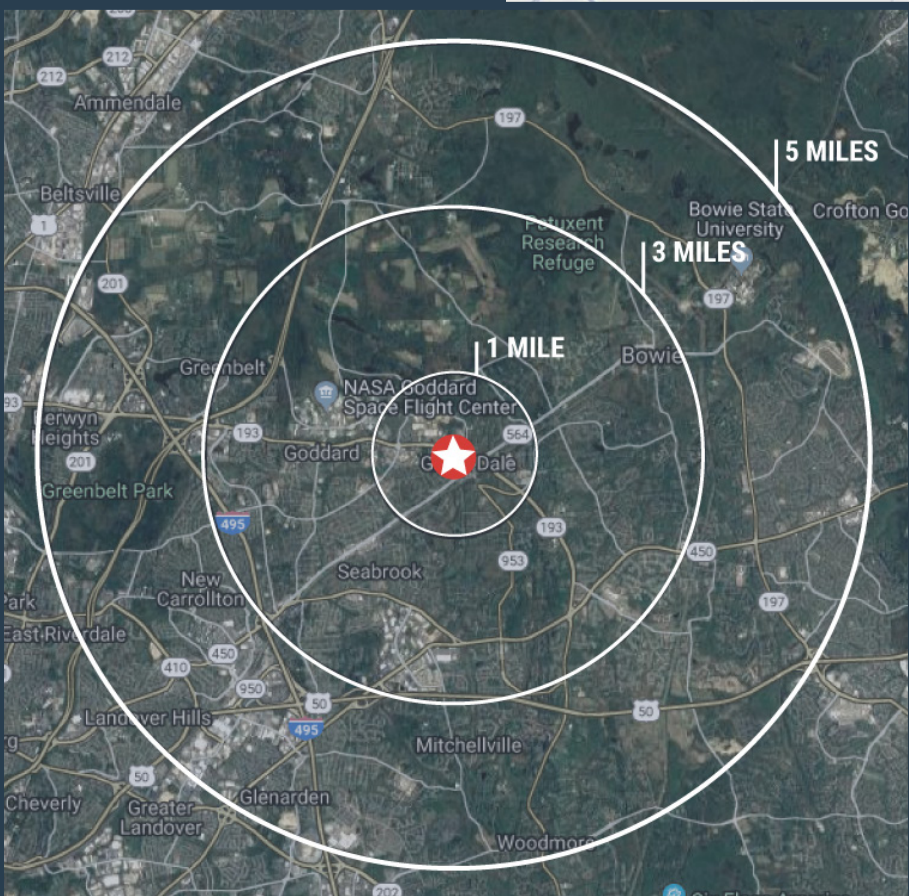


# Location Map

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# Radius Map





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# In The Area

## NEARBY RETAILERS

- Ross
- The UPS Store
- CVS Pharmacy
- AutoZone
- Shoppers
- Home Depot
- Target
- Chick Fil A
- Reb Lobster
- Advance Auto Parts
- Aldi
- Wendy's
- Taco Bell
- Panera Bread
- Chipotle
- McDonald's
- Subway

# Competitive Map

