



## 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

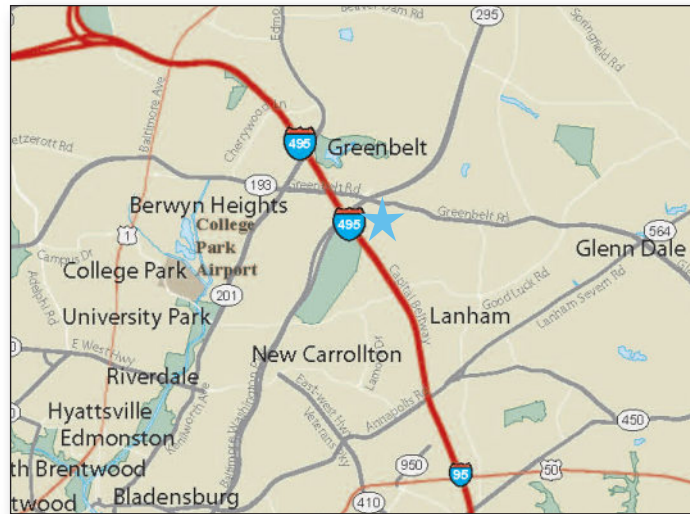
## FEATURED TENANTS

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)

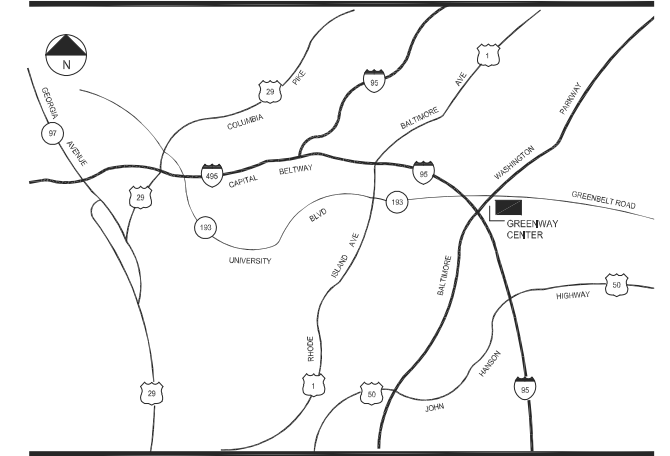
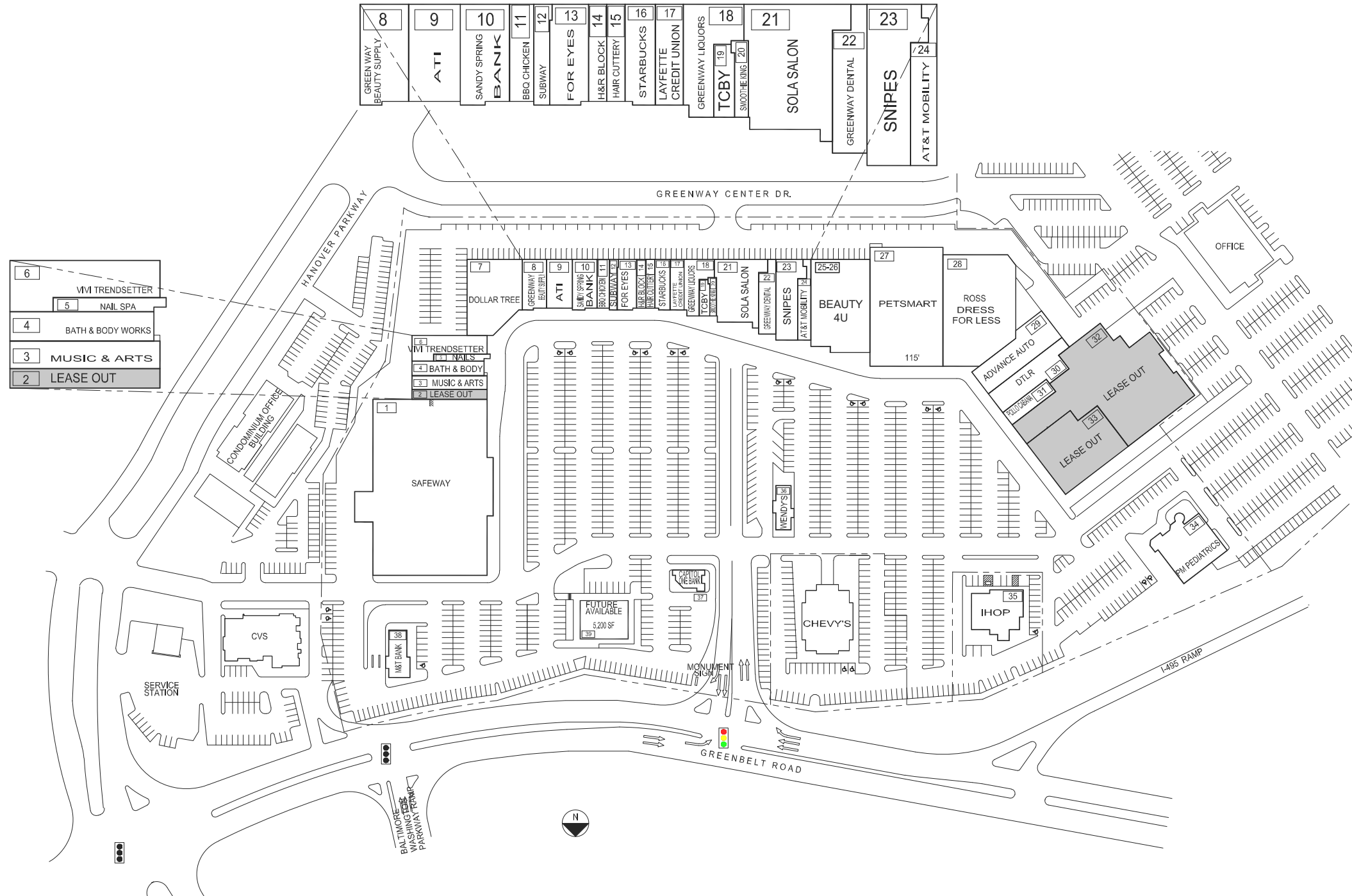
## LEASING CONTACT

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	LEASE OUT	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	4,210 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	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	LEASE OUT	30,239 SF
13	FOR EYES	2,541 SF	33	LEASE OUT	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 = JUL 2024

# GREENWAY SHOPPING CENTER

7595 GREENBELT ROAD  
 GREENBELT, MARYLAND 20770

## LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE NO REPRESENTATIONS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR RENTAL SHOWING HEREIN. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ALL EXISTING BUILDINGS OR STRUCTURES MAY BE SUBJECT TO REMOVAL, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUTS SUBJECT TO CHANGE.

60' 120'  
 APPROX. SCALE



COMBINED PROPERTIES INCORPORATED

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