GREENWAY CENTER Greenbelt, MD 20770









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

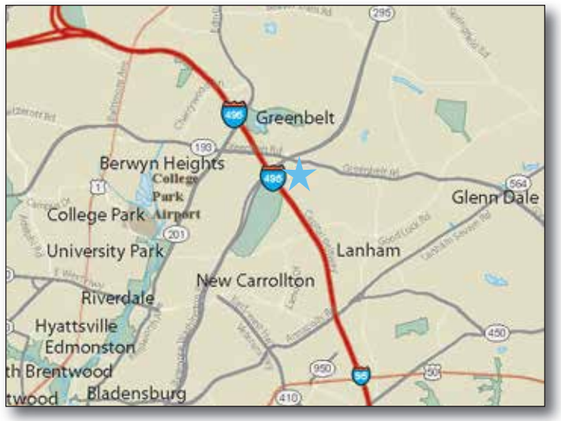
FEATURED TENANTS

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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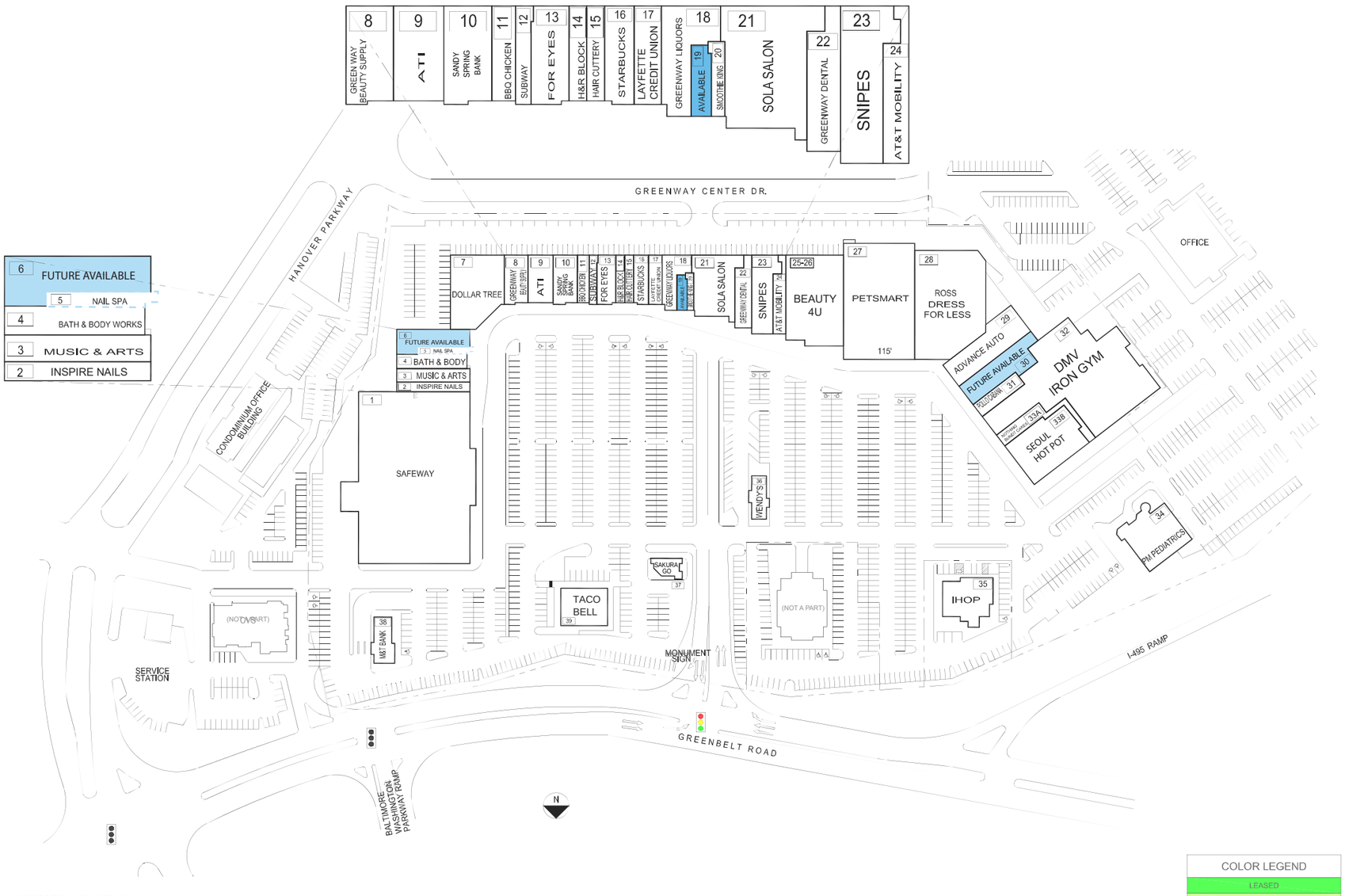
Combined Properties

EAST COAST OFFICE
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Combined Properties

GREENWAY SHOPPING CENTER

GREENBELT, MARYLAND

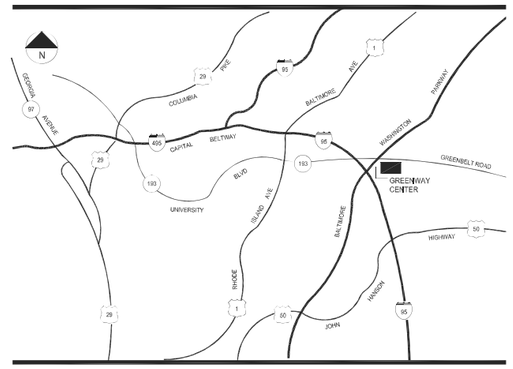


THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN HEREIN. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES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

COLOR LEGEND
- LEASED
- LEASE OUT
- MONTH TO MONTH
- FUTURE AVAILABLE
- AVAILABLE
- LEASE EXPIRES 2026
- LEASE EXPIRES WITH OPTIONS 2026
- LEASE EXPIRES 2027
- LEASE EXPIRES WITH OPTIONS 2027



TENANT ROSTER

1	SAFEWAY	56,740 SF
2	INSPIRE NAILS	2,075 SF
3	MUSIC & ARTS	2,736 SF
4	BATH & BODY WORKS	2,820 SF
5	NAIL SPA	870 SF
6	FUTURE AVAILABLE	4,210 SF
7	DOLLAR TREE	10,375 SF
8	GREENWAY BEAUTY SUPPLY	3,400 SF
9	ATI	3,253 SF
10	SANDY SPRING BANK	3,263 SF
11	BBQ CHICKEN	1,640 SF
12	SUBWAY	1,260 SF
13	FOR EYES	2,541 SF
14	H&R BLOCK	1,224 SF
15	HAIR CUTTERY	1,230 SF
16	STARBUCKS	2,106 SF
17	LAYFETTE CREDIT UNION	2,048 SF
18	GREENWAY LIQUORS	3,147 SF
19	AVAILABLE	916 SF

20	SMOOTHIE KING	986 SF
21	SOLA SALON	8,000 SF
22	GREENWAY DENTAL	3,340 SF
23	SNIPES	5,800 SF
24	AT&T MOBILITY	2,090 SF
25-26	BEAUTY 4U	14,710 SF
27	PETSMART	21,104 SF
28	ROSS DRESS FOR LESS	23,561 SF
29	ADVANCE AUTO	6,972 SF
30	FUTURE AVAILABLE	6,309 SF
31	POLLO CABANA	1,987 SF
32	DMV IRON GYM	30,239 SF
33A	NOTHING BUNDT CAKES	1,973 SF
33B	SEOUL HOT POT	10,163 SF
34	PM PEDIATRICS	8,603 SF
35	IHOP	5,162 SF
36	WENDY'S	2,400 SF
37	SAKURA GO	1,710 SF
38	M&T BANK	2,657 SF
39	TACO BELL	

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

GREENWAY SHOPPING CENTER

7595 GREENBELT ROAD
GREENBELT, MARYLAND 20770

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