



- 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

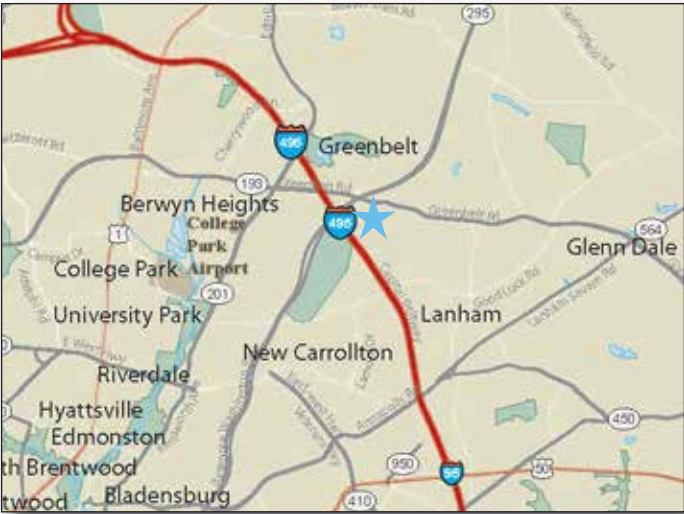
FEATURED TENANTS

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)

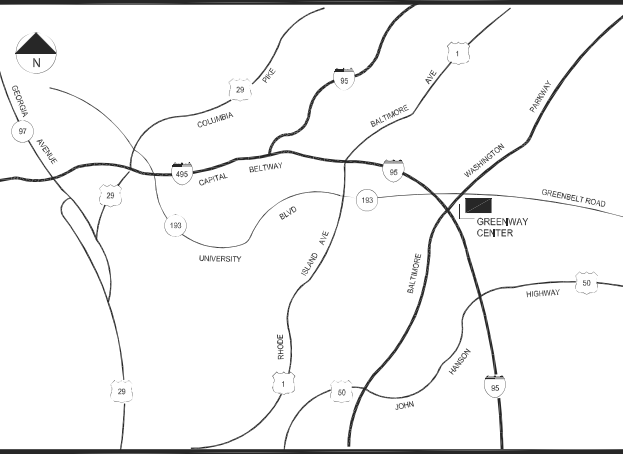
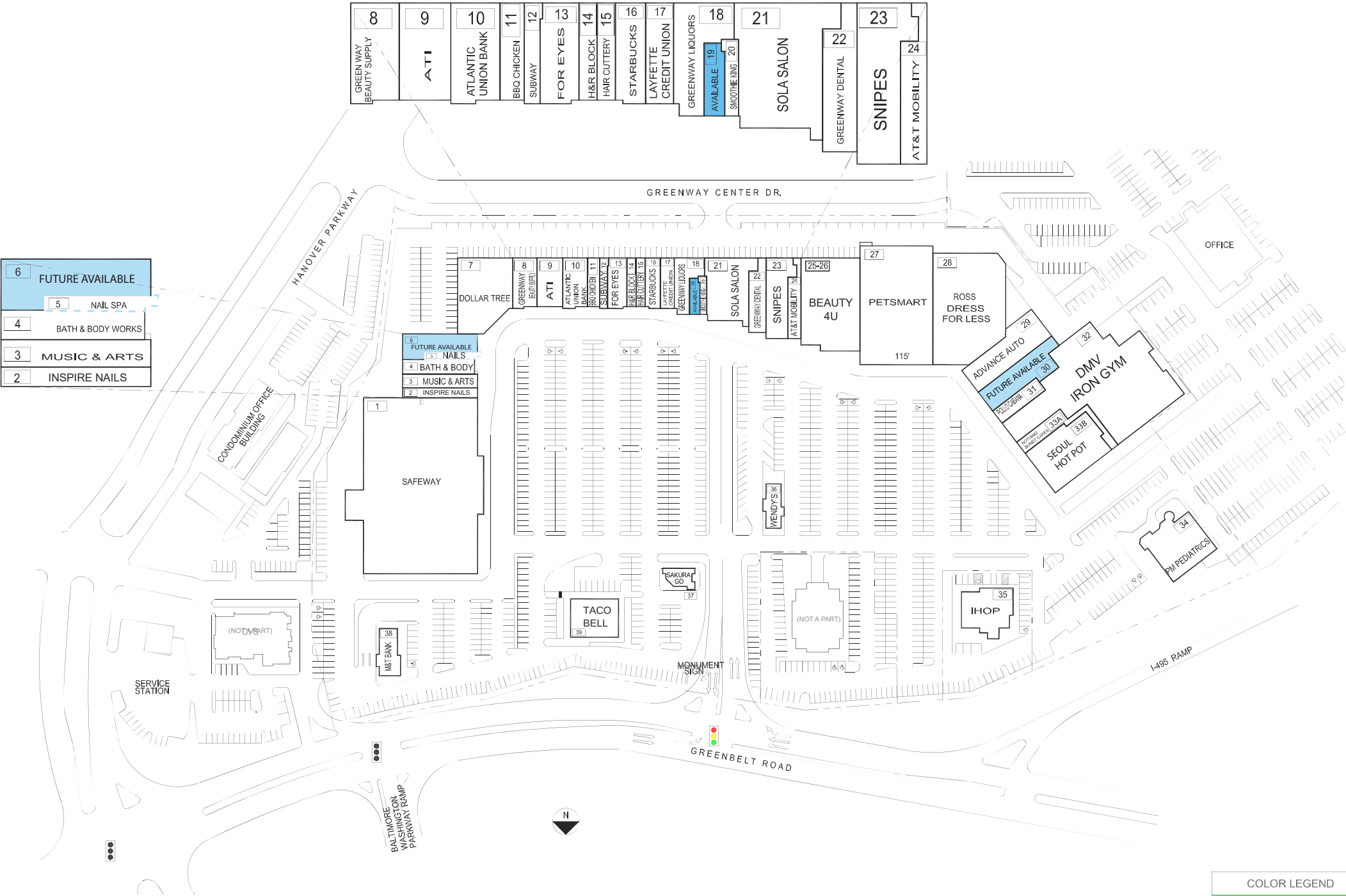
LEASING CONTACT

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GREENWAY SHOPPING CENTER

GREENBELT, MARYLAND



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	FUTURE 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	FUTURE AVAILABLE	6,309 SF
11	BBQ CHICKEN	1,640 SF	31	POLLO CABANA	1,987 SF
12	SUBWAY	1,260 SF	32	DMV IRON GYM	30,239 SF
13	FOR EYES	2,541 SF	33A	NOTHING BUNDT CAKES	1,973 SF
14	H&R BLOCK	1,224 SF	33B	SEOUL HOT POT	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	SAKURA GO	1,710 SF
19	AVAILABLE	916 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

COMBINED PROPERTIES INCORPORATED

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Bethesda, MD 20814
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FAX (202) 833-3013



THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPE OF BUSINESS OR RENT SHOWN OR GAINS. 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.

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