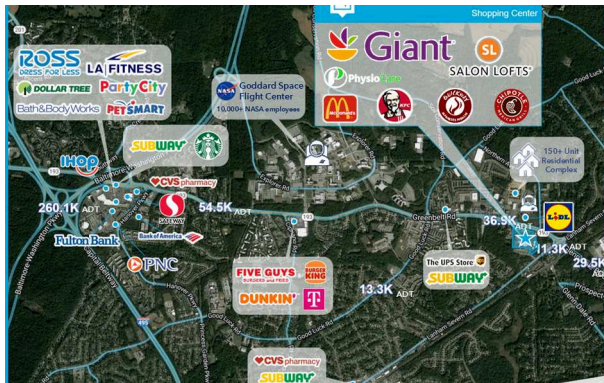


EASTGATE SHOPPING CENTER

10505 Greenbelt Road, Lanham, MD 20706
 TOTAL GLA: 133,960

BRIEF DESCRIPTION

Eastgate Shopping Center is anchored by Giant Food and located along highly-traveled Greenbelt Road (MD-193). The plaza features outstanding visibility and benefits from superb regional access to both Baltimore-Washington Parkway (I-295) and Capital Beltway (I-495). There is an extensive daytime population nearby, which adds to the regional draw of the center. Approximately 88,000 daytime employees work within a five-mile radius. Several tenants have joined the center since ShopOne's acquisition in 2018, including, but not limited to, Chipotle, Salon Lofts, McDonald's, KFC, Quickway Japanese Hibachi, Eye Site, Smiles Pediatric Dental Care, PhysioCare, and Pizza Bolis.



DEMOGRAPHICS

2026 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	12,661	4,256	\$147,605
3-Mile	70,756	23,842	\$154,759
5-Mile	186,959	63,644	\$150,778

TRAFFIC COUNTS

Total	50,000
Greenbelt Road	40,000
Lanham Severn Road	10,000

PROPERTY HIGHLIGHTS

BULLET POINTS

- County: Prince George's
- Type: Retail
- Year Built: 1981
- Year Renovated: 2003
- Metro Area: Washington-Baltimore-Arlington

CONTACTS

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SUITE	GLA	TENANT	SUITE	GLA	TENANT
PAD A-1	0	Chipotle	10551	1,200	All Starz Barber Shop
201-203	6,810	Advance Auto Parts	10553	1,225	Ernies Crabs
204	1,210	Hit Fit Training Center	10555	2,164	Maiwand Kabob
205	1,200	Available	10557	1,194	Angel Nails
206	1,180	Perfect Pixie	10559	1,470	Mathnasium
207-208	2,360	Hit Fit Training Center	10565	8,774	Salon Lofts
209	1,180	Floras Restaurant	10573	5,375	Better Appliance
10501	2,594	KFC	10573A	2,398	30 Minute HIT
10505	2,400	Eastgate Liquors	10575	3,231	Dollar Plus
10515	56,526	Giant	10585	4,000	McDonald's
10539-102	1,600	Available	10595	2,380	Quickway Japanese Hibachi
10539-103	1,600	DanRit Hair Braiding Salon	10605	3,089	Smiles Pediatric Dental Care
10539-104	1,600	Nikki's Bridal	10631-100	1,600	Pizza Bolis
10543	3,000	Available	10631-101	1,600	Joyful Heart African Cuisine
10545-47	4,500	GW Beauty Supply	10631-301	2,385	Eye Site
10549	1,500	Eastgate Cleaners	10635-303	2,615	PhysioCare Rehab and Wellness