

EASTGATE SHOPPING CENTER

10505 Greenbelt Road, Lanham, MD 20706

TOTAL GLA: 136,285

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	12,558	4,236	\$160,045
3-Mile	70,471	23,672	\$163,113
5-Mile	185,691	63,541	\$156,921

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

LEASING

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SUITE	GLA	TENANT
10501	2,594	KFC
10505	2,400	Eastgate Liquors
10515	56,526	Giant
10539-102	1,600	Available
10539-103	1,600	DanRit Hair Braiding Salon
10539-104	1,600	Nikki's Bridal
10543	3,000	Available
10545-47	4,500	GW Beauty Supply
10549	1,500	Eastgate Cleaners
10551	1,200	All Starz Barber Shop
10553	1,225	Ernies Crabs
10555	2,164	Maiwand Kabob
10557	1,194	Angel Nails
10559	1,470	Mathnasium
10565	8,774	Salon Lofts
10573	5,375	Better Appliance

SUITE	GLA	TENANT
10573A	2,398	30 Minute HIT
10575	3,231	Available
10585	4,000	McDonald's
10595	2,380	Quickway Japanese Hibachi
10605	3,089	Smiles Pediatric Dental Care
10611	2,325	Chipotle
10621-201/203	6,810	Advance Auto Parts
10621-204	1,210	Available
10621-205	1,200	Available
10621-206	1,180	Perfect Pixie
10621-207/208	2,360	Hit Fit Training Center
10621-209	1,180	Floras Restaurant
10631-100	1,600	Pizza Bolis
10631-101	1,600	Joyful Heart African Cuisine
10631-301	2,385	Eye Site
10635-303	2,615	PhysioCare Rehab and Wellness