

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, Salontra Select Suites, McDonald's, KFC, Quickway Japanese Hibachi, Mathnasium, Eye Site, Smiles Pediatric Dental Care, PhysioCare, Pizza Bolis, Premier Furniture, and Dollar Plus.



DEMOGRAPHICS

2021 ESTIMATES

| | POPULATION | HOUSEHOLDS | HH INCOME |
|--------|------------|------------|-----------|
| 1-Mile | 11,715 | 3,787 | \$94,946 |
| 3-Mile | 67,456 | 22,261 | \$119,788 |
| 5-Mile | 181,299 | 59,920 | \$118,830 |

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

Chris Gardyasz
 Chris.Gardyasz@ShopOne.com
 646.893.0037

LEASING TEAM

leasing@ShopOne.com
 567.361.1111

EASTGATE SHOPPING CENTER

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



EASTGATE SHOPPING CENTER

10505 Greenbelt Road, Lanham, MD 20706

TOTAL GLA: 133,960

| SUITE | GLA | TENANT | SUITE | GLA | TENANT |
|-----------|--------|----------------------------|-----------|-------|-------------------------------|
| 201-203 | 6,810 | SoBe Restaurant and Lounge | 10553 | 1,225 | Ernies Crabs |
| 204 | 1,210 | Hit Fit Training Center | 10555 | 2,164 | Available |
| 205 | 1,200 | EG Tobacco | 10557 | 1,194 | Angel Nails |
| 206 | 1,180 | Available | 10559 | 1,470 | Mathnasium |
| 207-208 | 2,360 | Hit Fit Training Center | 10565 | 8,774 | Salontra Select Suites |
| 209 | 1,180 | Floras Restaurant | 10573 | 5,375 | Premier Furniture |
| 10501 | 2,594 | KFC | 10573A | 2,398 | Available |
| 10505 | 2,400 | Eastgate Liquors | 10575 | 3,231 | Dollar Plus |
| 10515 | 56,526 | Giant | 10585 | 4,000 | McDonald's |
| 10539-102 | 1,600 | Binkys Vapes | 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 | Premier Furniture | 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 |
| 10551 | 1,200 | All Starz Barber Shop | | | |