

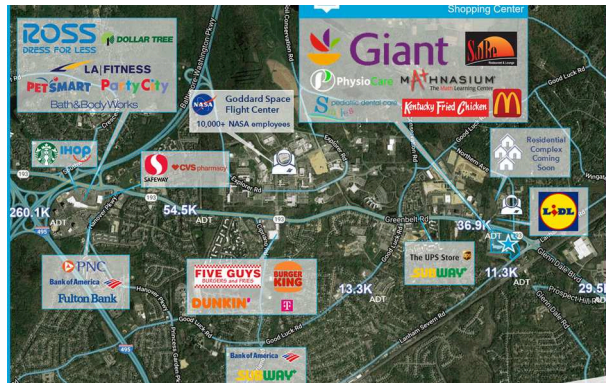
EASTGATE SHOPPING CENTER

10505 Greenbelt Road, Lanham, MD 20706

TOTAL GLA: 134,236

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). Adding to the regional draw of the center is an extensive daytime population. Approximately 88,000 daytime employees work within a five-mile radius. Since ShopOne's acquisition, in 2018, several new tenants have joined the shopping center including Smiles Pediatric Dental Care, PhysioCare, Pizza Bolis, HitFit Training Center, Mathnasium, iBeauti, Nikki's Bridal, and a new Dollar Plus will be coming soon.



DEMOGRAPHICS

2021 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	8,810	2,977	\$119,172
3-Mile	63,474	21,567	\$125,260
5-Mile	171,961	58,948	\$122,077

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	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	iBeauti	10559	1,470	Mathnasium
207-208	2,360	Curves	10565	9,010	Available
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	Huddle House
10539-103	1,600	DanRit Hair Braiding Salon	10605	3,089	Smiles Pediatric Dental Care
10539-104	1,600	Nikki's Bridal	10621-301	2,425	Available
10543	3,000	Premier Furniture	10631-100	1,600	Pizza Bolis
10545-47	4,500	GW Beauty Supply	10631-101	1,600	Joyful Heart African Cuisine
10549	1,500	Eastgate Cleaners	10635-303	2,615	PhysioCare Rehab and Wellness
10551	1,200	All Starz Barber Shop			