

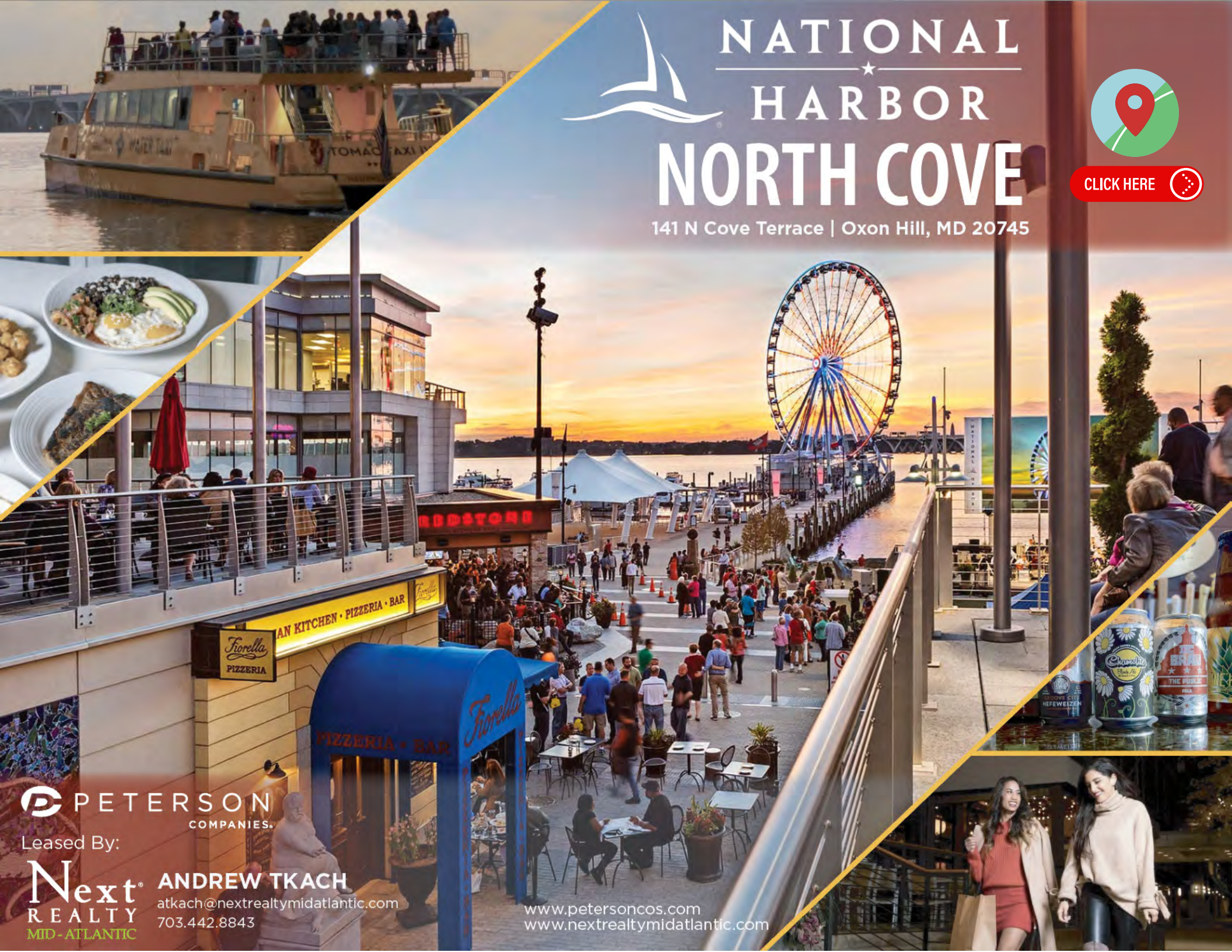


NATIONAL HARBOR NORTH COVE

141 N Cove Terrace | Oxon Hill, MD 20745



CLICK HERE



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MGM
NATIONAL HARBOR



TANGER OUTLETS



NATIONAL HARBOR NORTH COVE

2.486 ACRES FOR LEASE

NATIONAL HARBOR

2,700 full time residents
15M visitors per year



6.8 Miles to DC

3.4 Miles to Old Town Alexandria

**National Harbor
Prince George's County, MD**

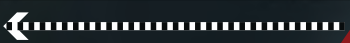
National Harbor Townhomes
2,700 residents

222,436 AADT

129,520 AADT

153,028 AADT

86,262 AADT



414
210

495

495

210

Oxon Hill Rd

Livingston Rd





NATIONAL HARBOR

NORTH COVE

National Harbor - Gaylord Hotel and Convention Center

- 1st Class Amenities
- 15,200,000 Visitors per Year
- 8 Hotels
- 15 Special Venues
- 40+ Restaurants
- 180 Ft Iconic Capital Observation Wheel
- 1,996 Guest Rooms - Gaylord
- 3,400 Guest Rooms – National Harbor
- 70,000 SF Retail
- 1,135,800 SF of Meeting Space
- 1,245,000 SF of Office

MGM Casino and Hotel

- #1 Casino Outside Nevada Last Year
- 23 Story Hotel
- 308 Rooms
- 135,000 SF in Gaming Space
- \$884,460,000 Slots and Table Game Revenue

Tanger Outlet

- 85 designer brands

Visibility

- 1st Fuel, Food, & Lodging on I-95/495 Entering MD from VA
- 222,436 AADT Interstate 95/495
- 90,000,000 Vehicles Cross Woodrow Wilson Bridge Every Year

Landmark Branding from National Airport Flightpath

- 1,000 Daily Flights
- 25,000,000 Passengers Annually



"THE AWAKENING" By J Seward Johnson

- Flexible - Multiple Pads or a Single use.
- Great opportunity for national retail & service providers.
 - Fast-Casual Restaurants with drive thru
 - Full-Service Restaurant
 - Coffee – Multi-Tenant Retail
- Easy access from I-495 | I-95 | I-295.



DEMOGRAPHICS

National Harbor is home to 2,700+ Fulltime Residents

	3 Mile	5 Mile	10 Mile
Population	82,808	289,742	1.4M
Estimated Households	37,353	123,309	603,700
Average HH Income	\$170,854	\$164,905	\$161,736
Bachelor's Degree +%	51.5%	49.4%	56.2%
Median Age	42.4	39.6	37.1



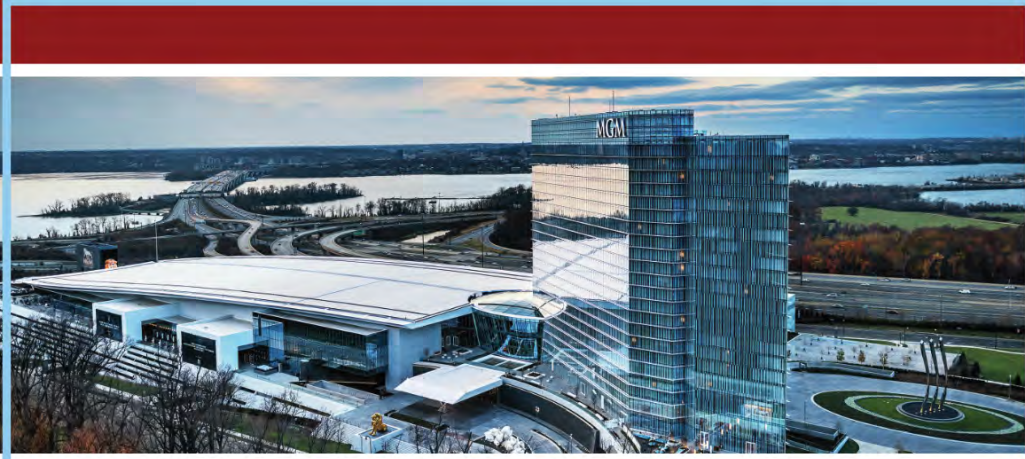
MAJOR EMPLOYERS

★ NATIONAL HARBOR ★

14,500+



Fort Meade	University System of Maryland	Naval Air Station Patuxent River
53K	42K	33.5K
Johns Hopkins Health System	Amazon	University of Maryland Medical System
31K	30K	30K



MARKET OVERVIEW

6.41M \$179.2B 15.2M 286,459

TOTAL POPULATION ECONOMY ANNUAL TOURISM TOTAL BUSINESSES

POTENTIAL LAYOUT - 1

NATIONAL HARBOR NORTH COVE

2.486 ACRES FOR LEASE

National Harbor Blvd

19,815 AADT



Avg. over 475,000 visits per year



19,815 AADT

National Harbor Blvd

NATIONAL HARBOR NORTH COVE

POTOMAC RIVER



POTENTIAL LAYOUT - 2

NATIONAL HARBOR NORTH COVE

2.486 ACRES FOR LEASE

National Harbor Blvd

19,815 AADT



Avg. over 475,000 visits per year



19,815 AADT

National Harbor Blvd

NATIONAL HARBOR NORTH COVE

POTOMAC RIVER



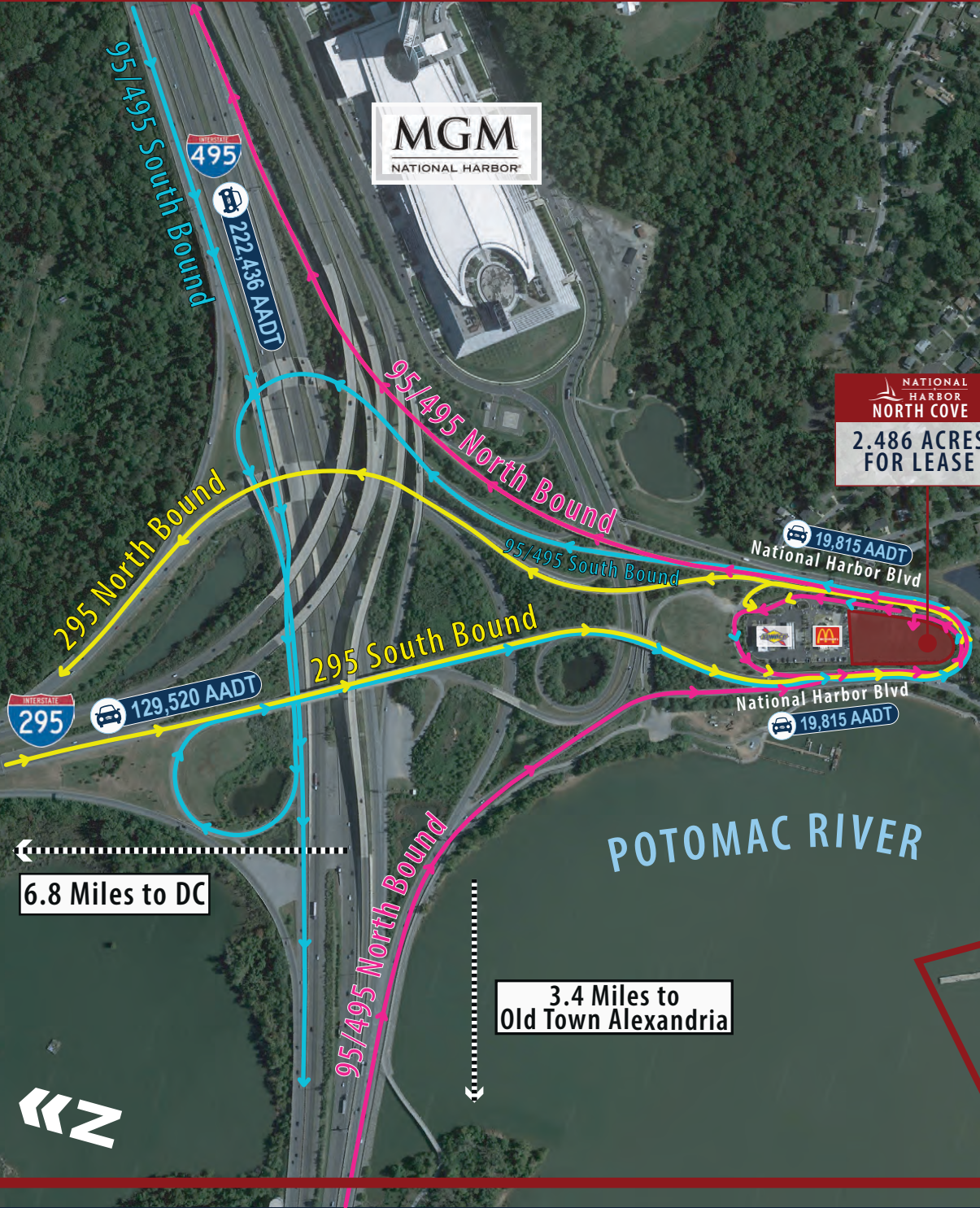
ACCESS ROUTES

MGM
NATIONAL HARBOR

NATIONAL HARBOR
2,700 full time residents
15M visitors per year

 GAYLORD HOTELS	 AC HOTELS MARRIOTT	 WESTIN HOTELS & RESORTS	
 National Convention Center			
			
			

NATIONAL HARBOR NORTH COVE
2.486 ACRES FOR LEASE



6.8 Miles to DC

3.4 Miles to Old Town Alexandria



MARKET MAP

CENTRALLY LOCATED IN THE
DC-VIRGINIA-MARYLAND
MARKET

LOCAL MILITARY COMMUNITY

WITHIN 20 MINUTE DRIVE FROM NATIONAL HARBOR

6 military installations
59,000+ military personnel
59,000+ local veterans

Regional Military Community- Reserve Forces

DC - 4,000
MD - 19,000
VA - 26,000


Regional Military Community- Active Duty

DC - 11,000
MD - 30,000
VA - 131,000





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