

★ NATIONAL HARBOR ★



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REALTY
MID-ATLANTIC



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COMPANIES.

★ NATIONAL



HARBOR ★

PAD SITES AVAILABLE AT NATIONAL HARBOR

HIGHLIGHTS

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- Join MGM National Harbor, Tanger Outlets, and TopGolf
- Intersection of MGM National Avenue and Oxon Hill Road
- Excellent visibility from I-495 I-95 (230,897 AADT)
- National Harbor has 3,300+ hotel rooms on site, while MGM features 308
- Across the street from Oxon Hill Park and Ride
- Flexible 1 to 6 acre pad site configurations
- Great opportunity for national retail and service providers

- * Full-Service Restaurants
- * Fast-Casual Restaurants
- * Financial Institutions
- * Daycare
- * Traditional Retail
- * Medical
- * Auto
- * Coffee Users



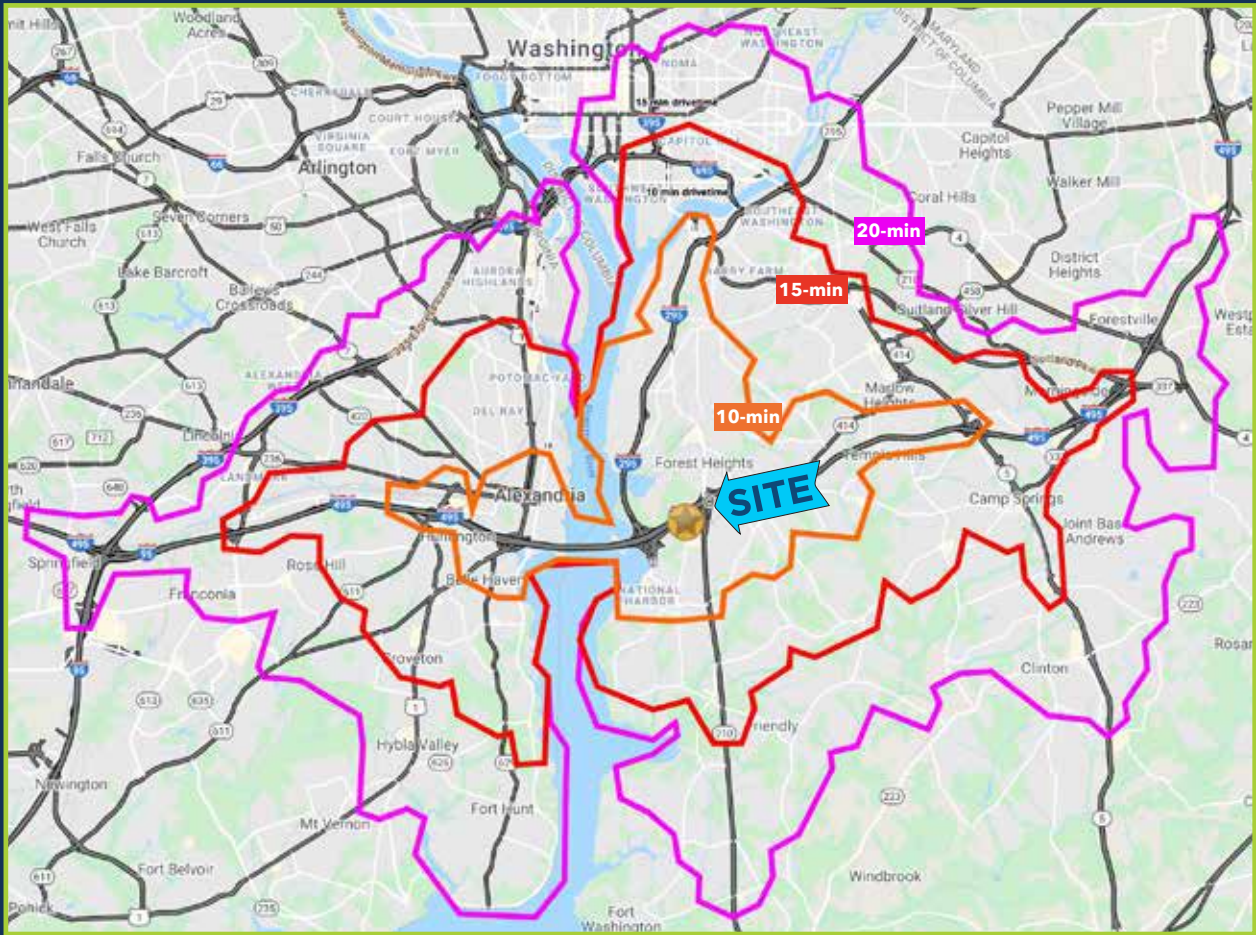
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DEMOGRAPHICS

DRIVE TIME 2019



10-min	15-min	20-min
Population:		
120,936	362,748	720,369
Daytime Population:		
60,856	169,304	415,102
Households:		
49,983	152,631	304,783
Median HH Income:		
\$77,320	\$90,462	\$94,941
Average HH Income:		
\$95,145	\$114,325	\$118,027



2019 TRAFFIC COUNTS

I-95/495: 230,897 AADT
Indian Head Hwy: 68,829 AADT
Oxon Hill Rd: 16,621 AADT

**FOR MORE INFORMATION
PLEASE CONTACT**

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Next
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- 12 Million visitors annually
- 40+ dining destinations
- \$85 Million+ in annual restaurant sales
- 325,680 square feet of class A office space
- 90 Million+ cars on Woodrow Wilson bridge annually
- 3,246 hotel rooms and suites across seven hotels & resorts
- 700,000 square feet of meeting space
- 280,733+ square feet of retail, dining and entertainment space
- 1,304 existing residential units
- 14,500 total employees



8 MILES to Downtown Washington, D.C.
3 MILES to Old Town Alexandria, VA
8 MILES to Reagan National Airport
36 MILES to Dulles International Airport
38 MILES to Baltimore Washington International Airport







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Owned and managed by:



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