

HARBORVIEW SHOPPES

 **CLICK FOR LOCATION** OXON HILL RD & MONUMENT AVE
NATIONAL HARBOR, MD 20745

New Retail Development | 6 Acre Parcel

SERVING:

- Greater Prince George's County, Maryland
- Oxon Hill Residents and Visitors
- National Harbor's Waterfront District
- MGM National Harbor Visitors
- Maryland, Virginia, and DC, Interstate Travelers

AVAILABILITY:

• Pad Sites

4 Available

Restaurant, Retailer, Bank, Services

Various Pad Sizes

Drive Throughs by Right

• Retail Building

1 Multi-Tenant Retail Building

9,180 +/- Total Square Footage

3-4 Tenant Bays

Potential for End-Cap w/ Drive-Through

LEASED BY **Andrew Tkach**

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6.8 Miles to
Downtown DC

INTERSTATE
295

129,520 CPD

MGM
NATIONAL HARBOR®

ROYAL
FARMS

TOPGOLF

INTERSTATE
495

153,028 CPD

Tanger

NATIONAL HARBOR

HUGO BOSS

GAP

NIKE

adidas

Michael Kors

TOMMY HILFINGER

POLO

COACH

Columbia

HARBORVIEW SHOPPES

**1 - 6 ACRES
FOR LEASE**

86,262 CPD

SUNOCO

McDonald's

90M Vehicles cross
Woodrow Wilson
Bridge every year

3.4 Miles to
Old Town Alexandria



National Harbor Townhomes
2,700 residents

**NATIONAL
HARBOR**

2,700 full time residents

15M visits per year

GAYLORD HOTELS
A Gaylord Entertainment Company




National Convention Center

WESTIN
HOTELS & RESORTS

**AC
HOTELS**
MARRIOTT

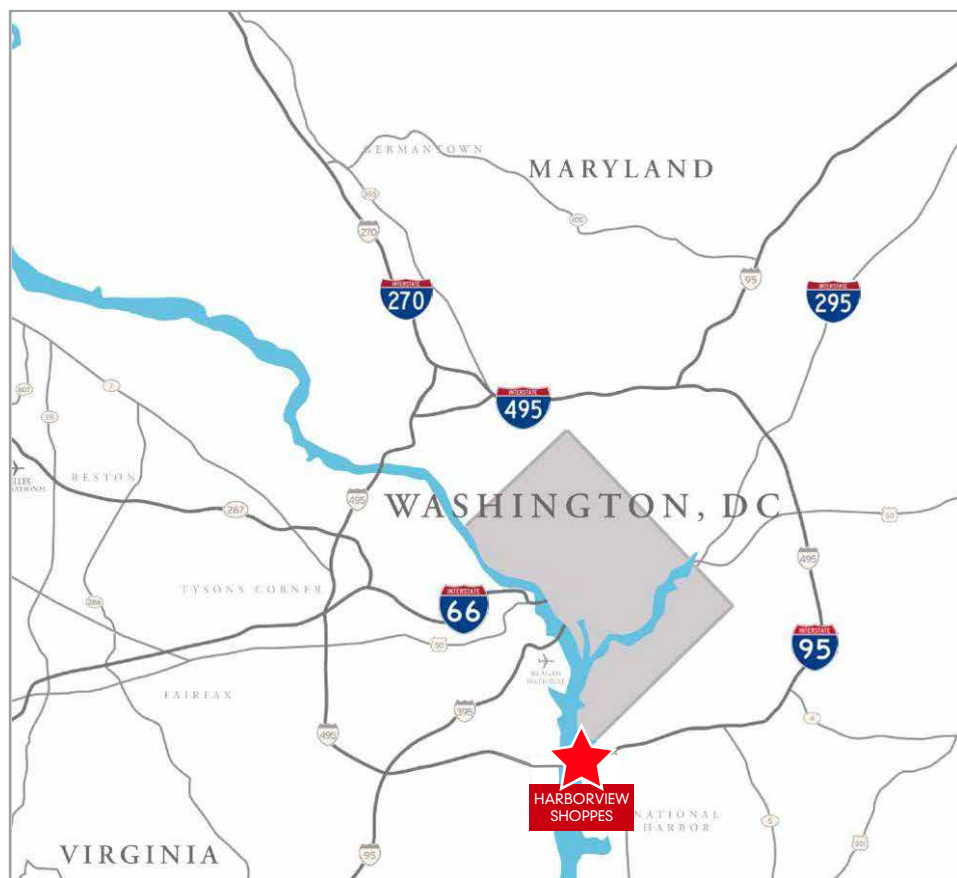
FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

Starbucks

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
TOTAL POPULATION 	310,454	1,436,889	3,638,725
TOTAL HOUSEHOLDS 	128,446	625,296	1,422,218
AVERAGE HH \$ 	\$158,275	\$157,624	\$169,417

HARBORVIEW SHOPPES

- Intersection of MGM National Avenue and Oxon Hill Road
- Easy Access from I-495, I-95, I-295 (230,897 CPD)
- Across from Tanger National Harbor
- Adjacent to MGM National Harbor
- Above National Harbor with:
 - 2,700 Residents
 - 3,400 Hotel Rooms
 - 14,000+ Employees
 - 1,140,000 SF of Conference Space
 - 15,200,000 Annual Visits (2024)
- 4 Flexible Pad Site Sizes and Configurations
- 3-4 Multi-Tenant Retail Spaces Delivered
- Drive Through Approval - Saving Time and Money





PAD SITE BUILDINGS:
Shapes, sizes, including with or without drive throughs shown, are examples. Pads have some flexibility based on tenant requirement.



Tanger
NATIONAL HARBOR



Oxon Hill Rd

86,262 CPD

16,621 CPD

OXON HILL MANOR

OXON HILL PARK AND RIDE



ROYAL FARMS



MGM National Ave



INTERSTATE
495

153,028 CPD

INTERSTATE
495

HARBORVIEW SHOPPES
**1 - 6 ACRES
FOR LEASE**

Bald Eagle

METRO MARKET OVERVIEW



3,638,725
Total Population*



1,422,218
Total Households*



4,000,237
Daytime Population*

**20 mile radius 2024 ESRI report*



15,200,000
Annual Visits (2024)

8
Hotels

3,400
Guest Rooms
(National Harbor)

15
Special Venues

70,000 SF
Retail

40+
Restaurants

620,000 SF
of Meeting Space

180 ft
Capital Observation Wheel

1,996
Guest Rooms (Gaylord)

538,942 SF
Class A
Office Space



#1 Casino
Outside Nevada last year

\$884M+
Slots & Table Game Revenue

23 Story Hotel with **308** Rooms

135,000 SF in Gaming Space



85 Designer Brands



Landmark Branding from Flightpath

1,000 Daily Flights

25M Annual Passengers

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TKACH GROUP
COMMERCIAL  REAL ESTATE