

NATIONAL HARBOR NORTH COVE

141 N Cove Terrace | Oxon Hill, MD 20745



CLICK FOR LOCATION

PETERSON / **TKACH GROUP**
COMPANIES. COMMERCIAL REAL ESTATE SPECIALISTS

Leased By:
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1ST FUEL, FOOD & LODGING ON I-95/495 ENTERING MD FROM VA



NORTH COVE

- **Flexible Space-** Multiple Pads or 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**

★ NATIONAL HARBOR ★
2,700 Full Time Residents

2023 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	82,808	289,742	1.4M
HOUSEHOLDS	37,353	123,309	603,700
AVG 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



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



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National Harbor Blvd

POTOMAC RIVER

NATIONAL
HARBOR
NORTH COVE

ACCESS ROUTES





MARKET OVERVIEW



6.41M
TOTAL POPULATION



286,459
TOTAL BUSINESSES



15.2M
ANNUAL TOURISM



\$179.2B
ECONOMY

MAJOR EMPLOYERS

★ NATIONAL HARBOR ★

14,500+ Employees

Fort Meade

53K Employees



UNIVERSITY SYSTEM
of MARYLAND

42K Employees



JOHNS HOPKINS
MEDICINE

31K Employees

Naval Air Station
Patuxent River

33.5K Employees

amazon

30K Employees



UNIVERSITY of MARYLAND
MEDICAL SYSTEM

30K Employees



GAYLORD HOTEL & CONVENTION CENTER

15.2M

Visitors per Year

8
Hotels

3,400
Guest Rooms
(National Harbor)

15
Special Venues

70,000 SF
Retail

40+
Restaurants

1.14M SF
of Meeting Space

180 ft
Capital Observation Wheel

1.25M SF
Office Space

1,996
Guest Rooms (Gaylord)



#1 Casino

Outside Nevada last year

\$884M+

Slots & Table Game Revenue

23 Story Hotel with 308 Rooms
135,000 SF in Gaming Space

TangerOutlets

85 designer brands



Landmark Branding from Flightpath
1,000 Daily Flights
25M Passengers Annually



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