









NORTH COVE

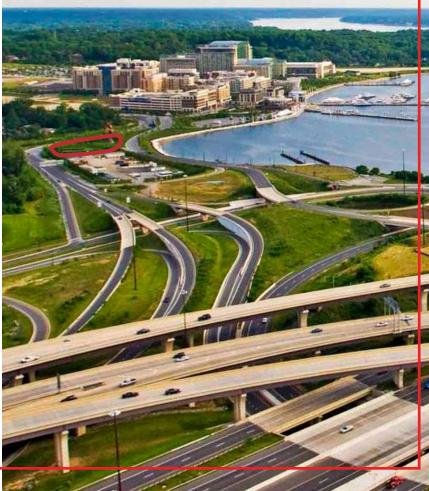
- Flexible Space- Multiple Pads or Single Use
- Great Opportunity for National retail & service providers:
 - · Fast Casual Restaurants with drive-thru
 - Full Service Restaurant
 - Coffee- Multi-Tenant Retail
- Easy Access from I-495, I-95 & I-295



2,700 Full Time Residents

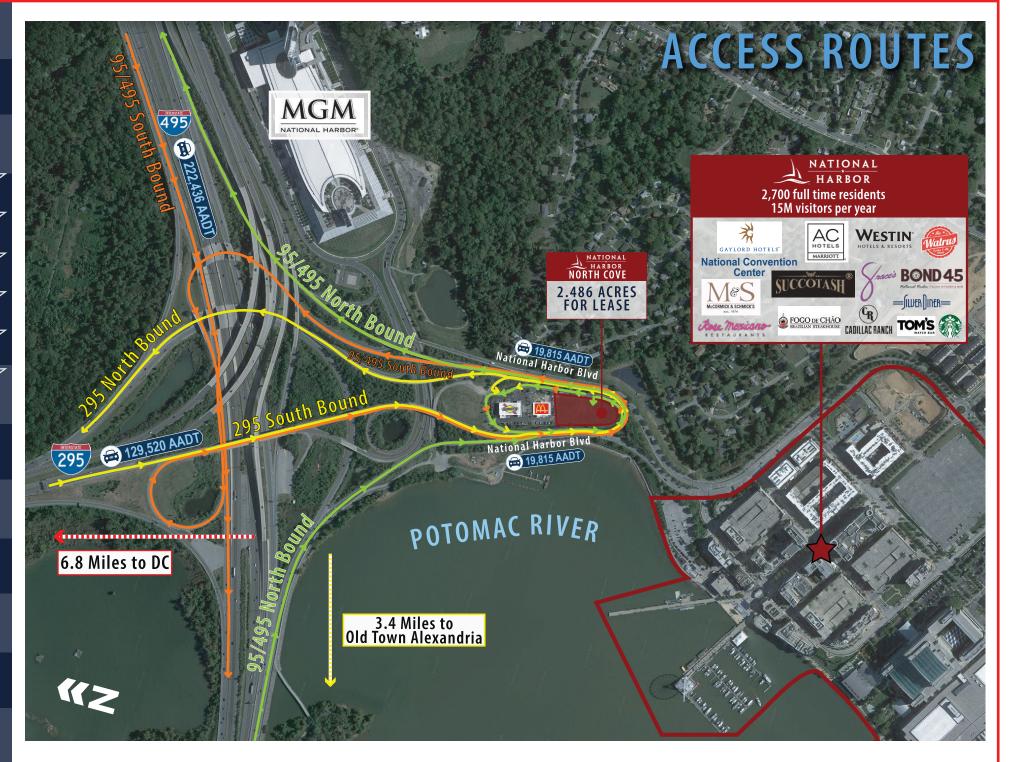
2023 DEMOGRAPHICS

	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











MARKET OVERVIEW





286,459 TOTAL BUSINESSES





MAJOR EMPLOYERS



14,500+ Employees

Fort Meade

53K Employees



42K Employees



31K Employees

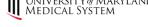
Naval Air Station Patuxent River

33.5K Employees



30K Employees





30K Employees



15.2M

Visitors per Year

3.400

Hotels

Special Venues

40+

Restaurants

180 ft Capital Observation Wheel

1,996 Guest Rooms (Gaylord)

Guest Rooms (National Harbor)

> 70,000 SF Retail

1.14M SF of Meeting Space

> 1.25M SF Office Space



#1 Casino

\$884M+

Outside Nevada last year

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

