PETERSON COMPANIES

PRIME RESTAURANT OPPORTUNITY AT TANGER OUTLETS NATIONAL HARBOR

6800 OXON HILL ROAD SUITE 680 | NATIONAL HARBOR, MD 20745

Tanger Outlets National Harbor is the premium outlet-shopping destination serving Prince George's County and the greater Washington, DC area. Offering more than 80 leading brand name and designer outlet stores along with easy access directly off the Interstate 95/495/295 interchange, it's no wonder Tanger Outlets welcomes more than 6.5 million local, national and international shoppers each year. It's conveniently located adjacent to MGM National Harbor Resort & Casino and less than a mile away from downtown National Harbor, MD – a vibrant micro-city on the banks of the Potomac River. In addition, more than 10,000 employees work at National Harbor and 2,000 residents call it home. With a proven record of success, this iconic outlet-shopping destination has a significant opportunity to attract more customers by fulfilling an underserved need for a full-service sit-down restaurant.

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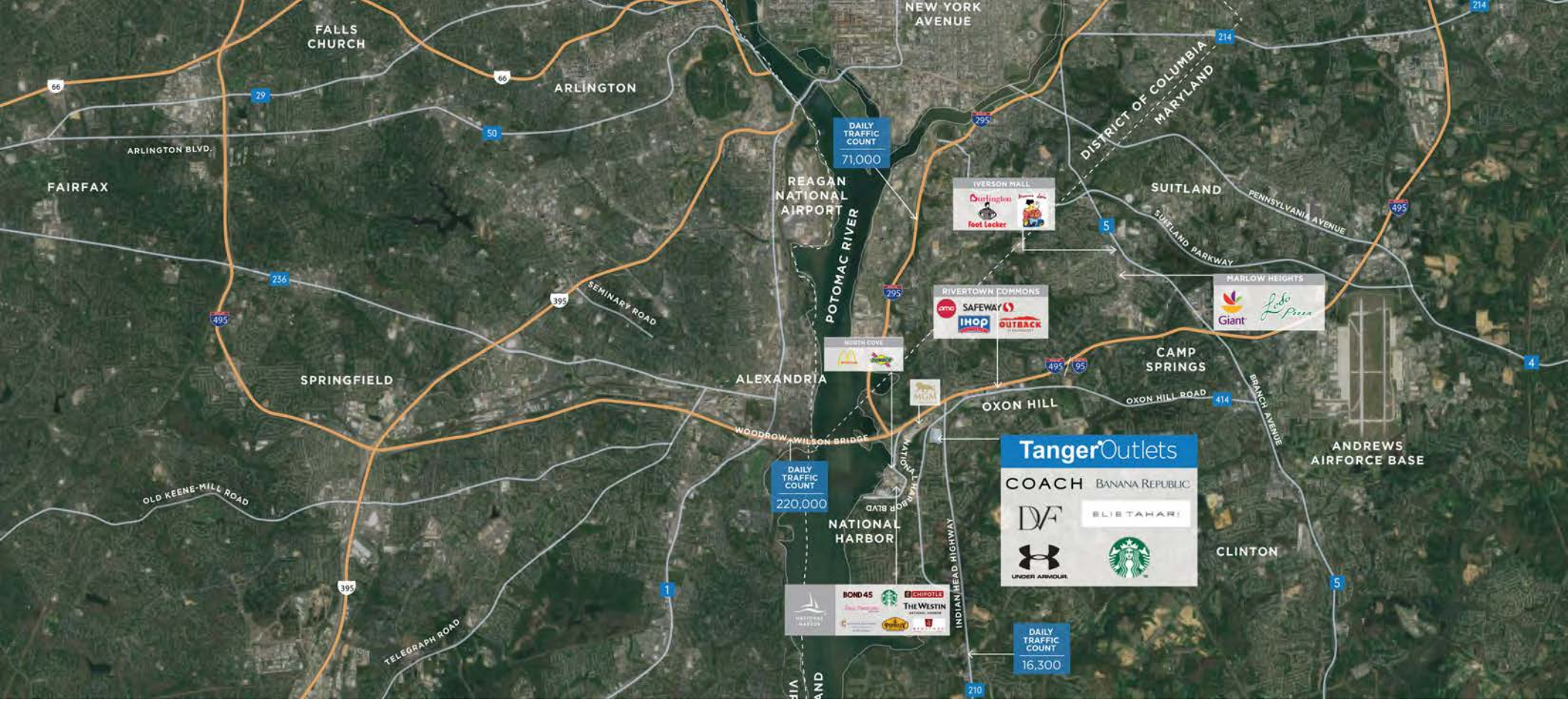
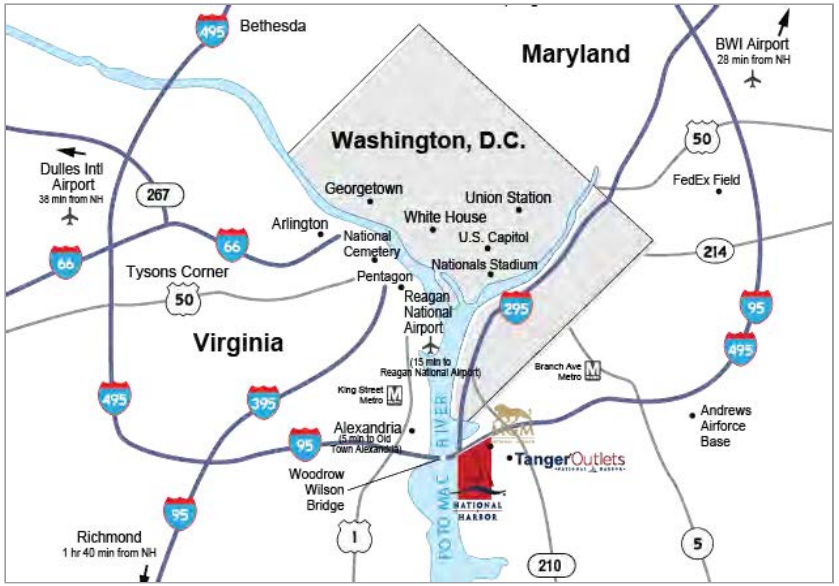
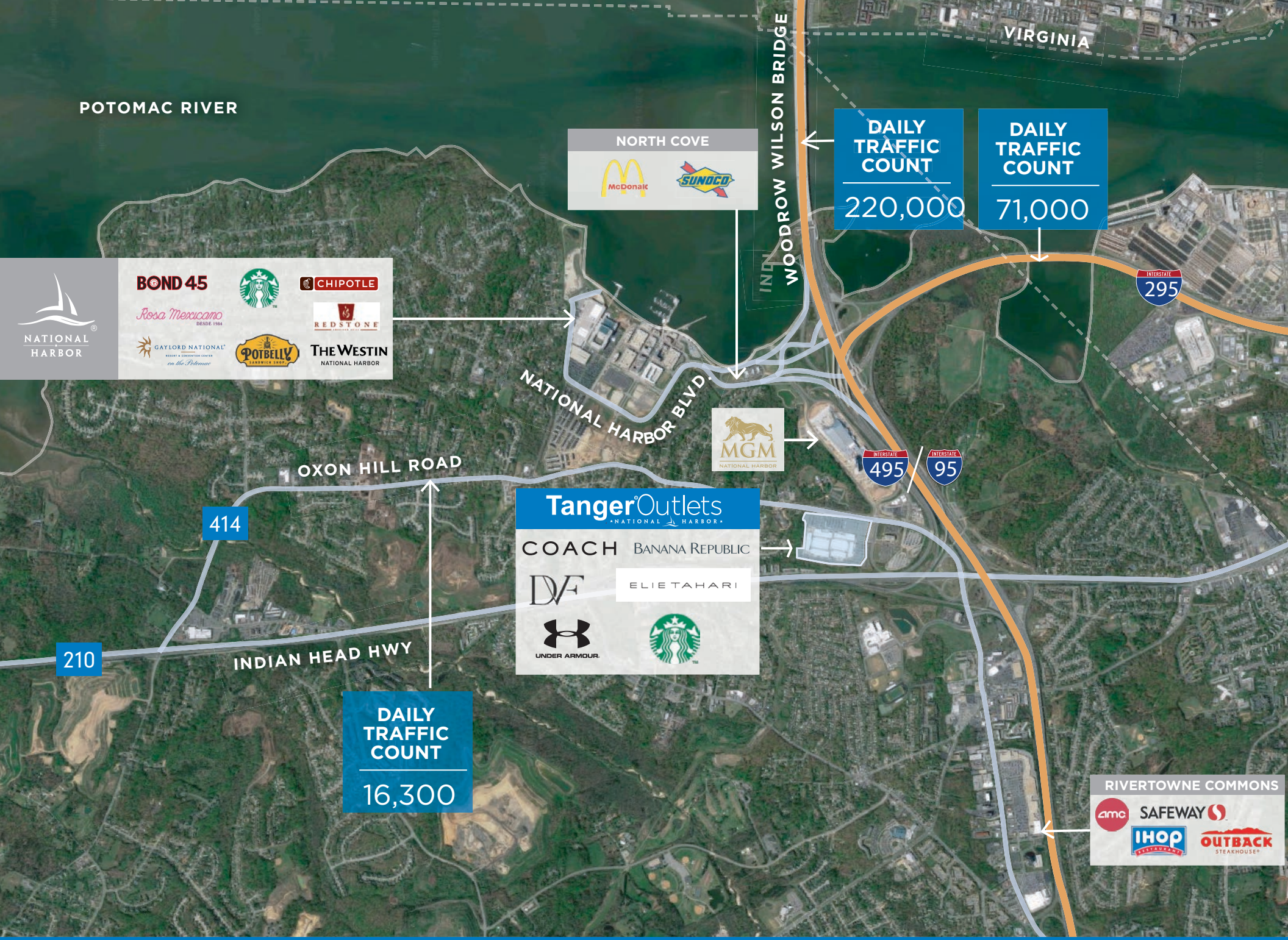
www.petersoncos.com





DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	292,739	1,330,691	3,351,986
TOTAL HOUSEHOLDS	119,561	566,906	1,299,286
AVERAGE HHI	$100,160	$96,983	$111,276



6800 Oxon Hill Road Suite 680, National Harbor, MD 20745 | P 703.227.2000 | F 703.631.6481 | www.petersoncos.com

NATIONAL HARBOR
MGM
NATIONAL HARBOR
Tanger Outlets
NATIONAL HARBOR
RESTAURANT
OPPORTUNITY
11,000 SF
OXON HILL ROAD
NATIONAL HARBOR BLVD
INTERSTATE
295
INTERSTATE
495
210
INDIAN HEAD HIGHWAY
INTERSTATE
295

100	H&M
150	NEW YORK & COMPANY OUTLET
160	Aerosoles
170	Oakley Vault
180	Gap Factory Store
200	Banana Republic Factory Store
220	Chico's Outlet
240A	Fossil
240B	Watch Station
250	The Cosmetics Company Store
260	VINCE CAMUTO
280	Under Armour
290	Polo Ralph Lauren Factory
300	Retail Tenant Coming Soon
310	Lindt Chocolate
315	Hugo Boss Factory Store
340	Diane von Furstenberg
360	Tommy Bahama
380	Brooks Brothers
400	Tommy Hilfiger
420	Nautica Factory Store
430	Skechers
450	P.S. From Aeropostale
460	Aeropostale
480	Calvin Klein
500	Nike Factory Store
520	Converse
530	Papaya Clothing
550	The Children's Place
560	Justice
570	Eddie Bauer Outlet
600	Columbia Sportswear Company
630	JOCKEY
640	LE CREUSET
645	Toys"R"Us Express
650	New Balance Factory Store
660	Charlotte Russe Outlet
670	American Eagle Outfitters
680	**Available**
700	The Fudgery
702	Fragrance Outlet
704	Lids
710	Bass Factory Outlet
715	Express Factory Outlet
720	Swarovski
725	Ecco
730	Adidas
735	Naturalizer
740	Steve Madden
742	Original Penguin
745	Bath & Body Works
747	Michael Kors
750	Perfumes 4 U
751	kipling
753	Sunglass Hut
755	Helzberg Diamonds
760	Carter's Babies and Kids
765	OshKosh B'gosh
770	Johnny Rockets
780	Famous Footwear Outlet
790	Fila
795	Wilsons Leather
800	Coach
810	J.Crew Factory
815	asics
820	White House | Black Market
830	Pandora
832	Movado Company
835	Elie Tahari
838	Theory
840	Retail Tenant Coming Soon
845	Rockport
850	Cole Haan Outlet
852	Sanibel Sunglass Company
853	Crabtree & Evelyn
855	Claire's
860	Yankee Candle
863	Samsonite Factory Outlet
865	Gymboree Outlet
868	Harry & David
870	Crocs Outlet
872	Clarks Outlet
875	Van Heusen
880	IT'SUGAR
890	Kay Jewelers Outlet
895	Auntie Anne's Pretzel Perfect / Planet Smoothie
898	Starbucks Coffee

CENTER HIGHLIGHTS

Pad site opportunity. Ideal for a full-service restaurant with outdoor dining. 11,000 square feet plus 245 adjacent parking spaces.

Great opportunity for a full-service restaurant to fill an existing restaurant void at Tanger Outlets.

Easy access from **I-95/I-495 (220,000 VPD)** and **I-295 (71,000 VPD)**.

Leading brand name and designer outlet stores include **Elie Tahari, Diane von Furstenburg, Polo Ralph Lauren Factory Store and J.Crew Factory.**

Consistently ranked as one of **Tanger's top five** performing outlet centers.

Nearly 12 million visitors annually to National Harbor; 6.5 million Tanger shoppers annually and 20 million visitors annually expected at MGM.

RETAILERS INCLUDE

H&M
GAP Factory Store
BANANA REPUBLIC FACTORY STORE
BROOKS BROTHERS FACTORY STORE
COACH
J.CREW FACTORY

LEASING AGENT

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