

NORTH COVE

111 NORTH COVE TERRACE | NATIONAL HARBOR, MD 20745

Strategically positioned at the only entry and exit point of National Harbor's Waterfront District, North Cove offers exceptional visibility and unparalleled convenience to over 14 million visitors annually.

A Prime Location:

- Situated at the interchange of Interstate 95/495/295, between National Harbor, a 350-acre mixed-use destination along the Potomac River and MGM National Harbor Resort and Casino
- Offering the first opportunity for fuel, food and lodging on Interstate 95 upon entering Maryland
- Visible from the Woodrow Wilson Bridge, carrying over 90M vehicles annually
- Neighboring tenants, McDonald's and Sunoco Gas average over 1,000 visits per day, realizing more than 475,000 visits per year
- National Harbor is home to 2700+ full time residents, boasts 3,400+ hotel rooms and employs over 14,000 people

[Tony Summers](#)

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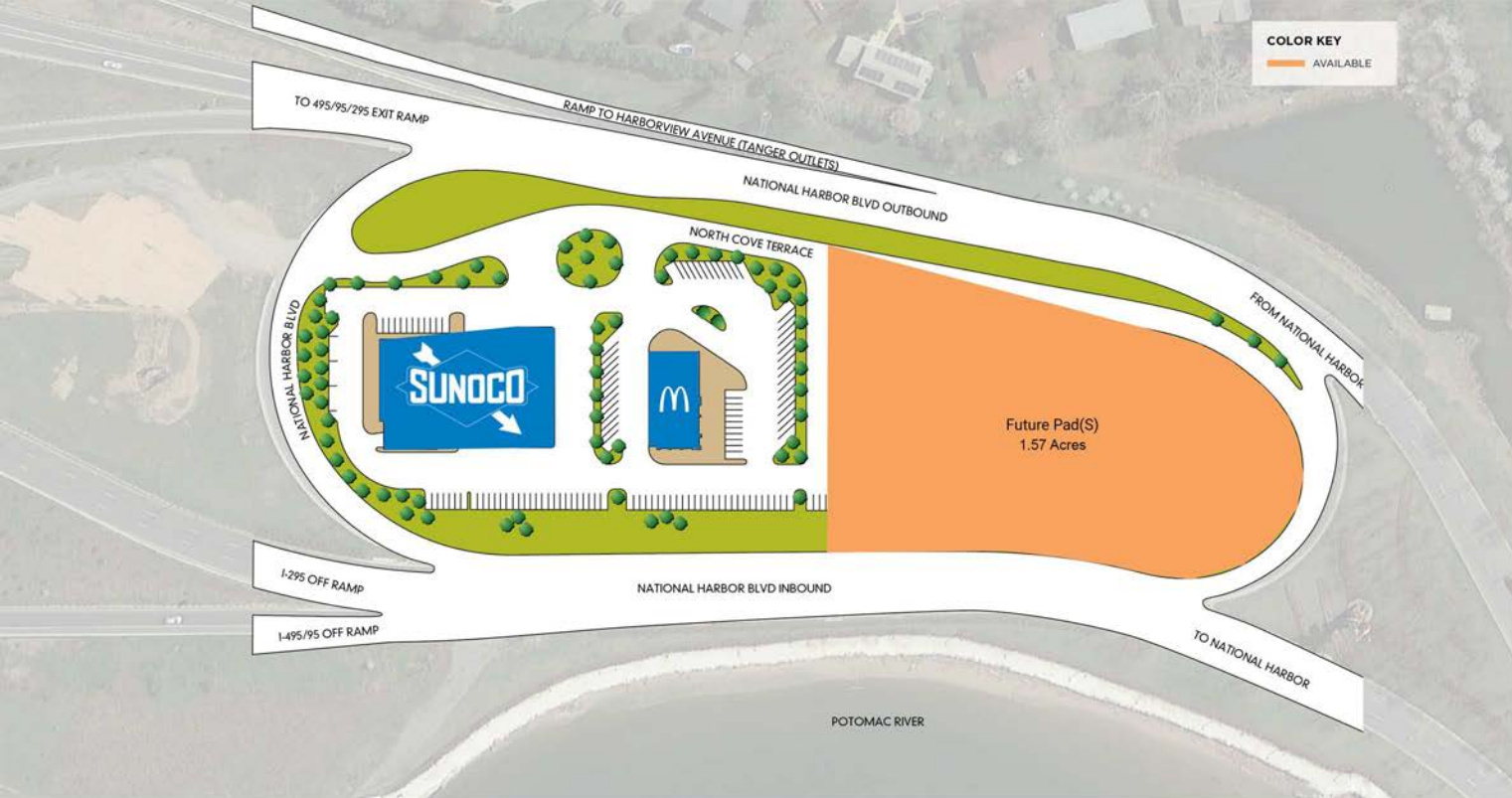
DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
TOTAL POPULATION			
	315,937	1,452,170	3,665,740
TOTAL HOUSEHOLDS			
	129,337	625,856	1,423,042
AVERAGE HHI			
	\$157,741	\$153,207	\$162,760

ADDITIONAL HIGHLIGHTS

Unparalleled visibility from major thoroughfares **I-95/I-495 (250,000 VPD)** and **I-295 (96,500 VPD)**

Unique branding opportunity given location on Reagan Washington National Airport's flightpath with **1,000 daily flights** serving **25M passengers annually**

Ideal location for quick-service drive thru or full-service restaurant with outdoor dining to capitalize on the spectacular waterfront views of the Potomac River



LEASING AGENTS

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