

# 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 15 million visitors annually.

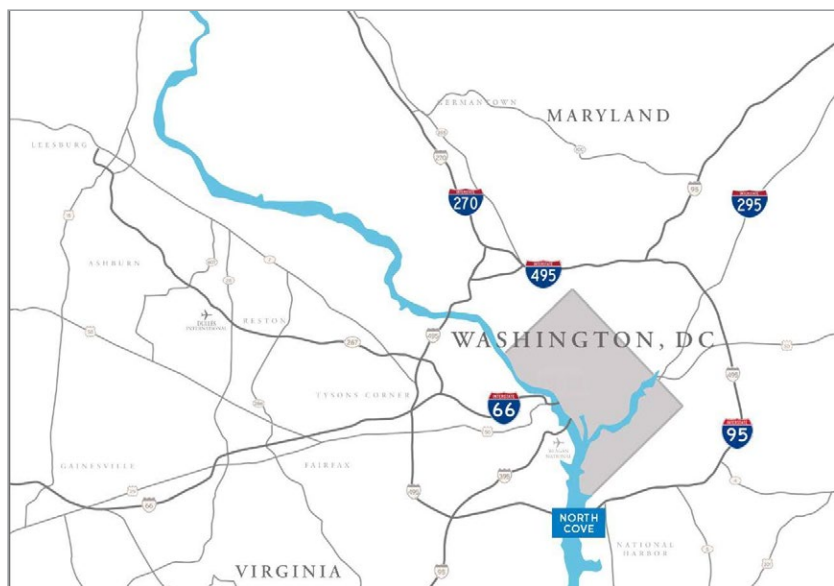
#### A Prime Location:

- 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

[Kimli Cross](#)

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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

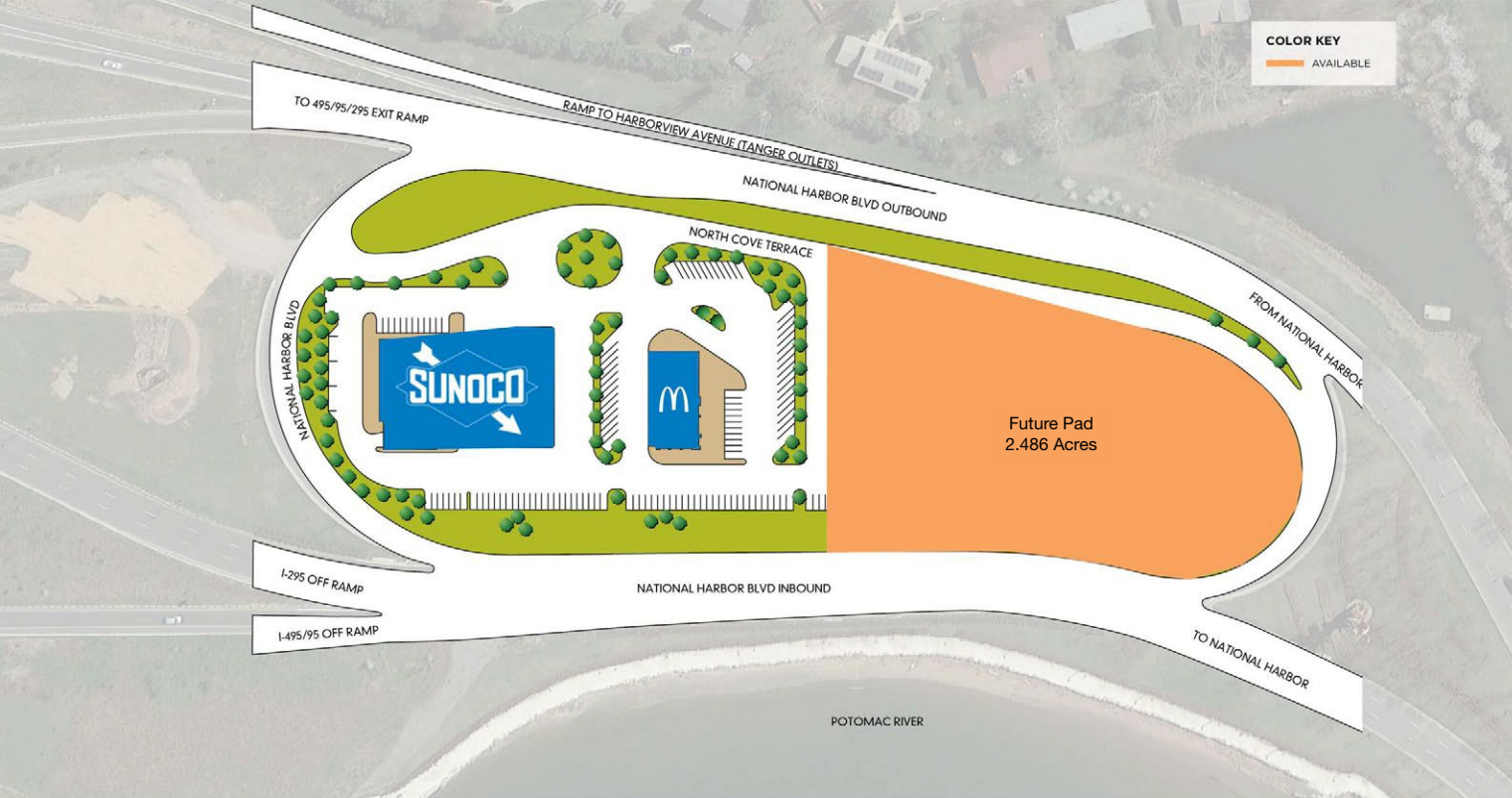


## ADDITIONAL HIGHLIGHTS

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



GAYLORD HOTELS™  
A Gaylord Entertainment Company



## LEASING AGENTS

Kimli Cross

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National Harbor Blvd.

N Cove Terrace

ENTRY

ENTRY

41

40

F+B 1  
3,500SF

F+B 2  
3,500SF

TERRACE

TERRACE

Food

National Harbor Blvd.