

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 2,700+ full time residents, boasts 3,400+ hotel rooms and employs over 14,000 people

LEASED BY **Andrew Tkach**

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TKACH GROUP
COMMERCIAL  REAL ESTATE

MGM
NATIONAL HARBOR®



Tanger
NATIONAL HARBOR
HUGO BOSS

NATIONAL HARBOR
NORTH COVE
2.486 ACRES FOR LEASE

NATIONAL HARBOR

2,700 full time residents
15M visits per year

GAYLORD HOTELS
A Gaylord Entertainment Company

National Convention Center

National Harbor Townhomes
2,700 residents



6.8 Miles to
Downtown DC

222,436 CPD

90M Vehicles cross
Woodrow Wilson
Bridge every year




3.4 Miles to
Old Town Alexandria



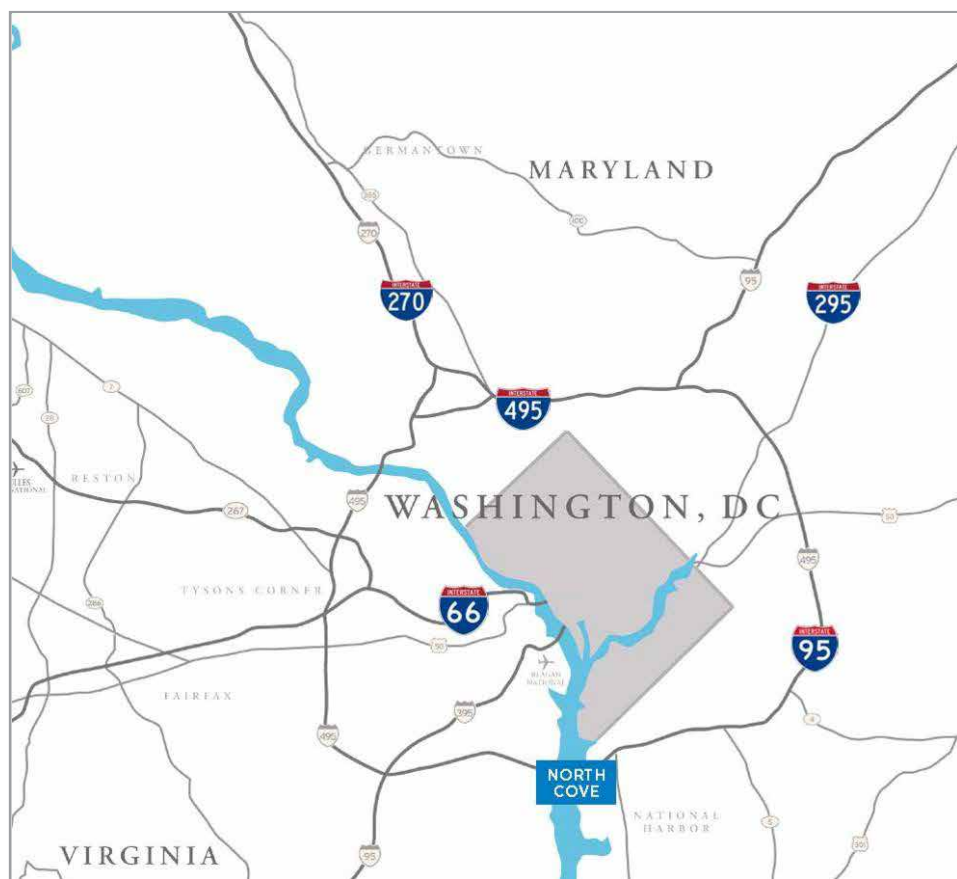
129,520 CPD

153,028 CPD

86,262 CPD

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
TOTAL POPULATION 	316,391	1,452,245	2,701,503
TOTAL HOUSEHOLDS 	128,446	625,296	1,085,092
MEDIAN HH \$ 	\$104,183	\$104,459	\$108,455

Source: ESRI 2023 Projections



Flexible Space- Multiple Pads or Single Use

Great Opportunity for National Providers:

- Fast Casual Restaurants with drive-thru
- Full Service Restaurant with outdoor dining to capitalize on the spectacular waterfront views of the Potomac River
- Coffee- Multi-Tenant Retail

Easy Access from I-495, I-95 & I-295





National Harbor Blvd



19,815 CPD



NATIONAL
HARBOR
NORTH COVE

2.486 ACRES
FOR LEASE



Avg. over 475,000 visits per year



19,815 CPD

National Harbor Blvd

POTOMAC RIVER



NATIONAL HARBOR
NORTH COVE
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NATIONAL HARBOR

2,700 full time residents
 15M visitors per year

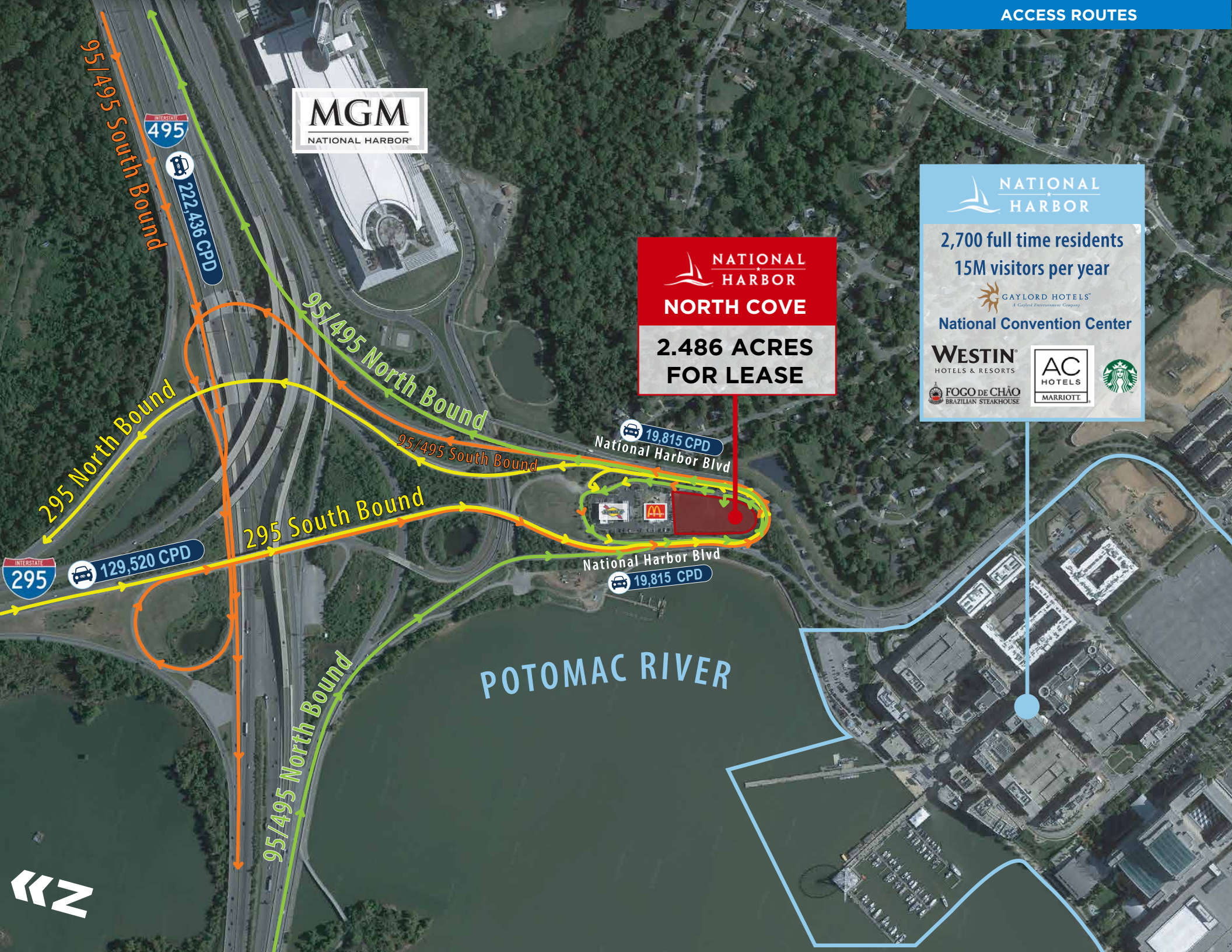
GAYLORD HOTELS
 A Gaylord Entertainment Company

National Convention Center

WESTIN
 HOTELS & RESORTS

AC HOTELS
 MARRIOTT

FOGO DE CHÃO
 BRAZILIAN STEAKHOUSE



METRO MARKET OVERVIEW



3,638,725

Total Population*



1,422,218

Total Households*



4,000,237

Daytime Population*

**20 mile radius 2024 ESRI report*



**NATIONAL
HARBOR**

15,200,000
Annual Visits (2024)

8
Hotels

3,400
Guest Rooms
(National Harbor)

15
Special Venues

70,000 SF
Retail

40+
Restaurants

620,000 SF
of Meeting Space

180 ft
Capital Observation Wheel

1,996
Guest Rooms (Gaylord)

538,942 SF
Class A
Office Space



#1 Casino

Outside Nevada last year

\$884M+

Slots & Table Game Revenue

23 Story Hotel with **308** Rooms

135,000 SF in Gaming Space

Tanger
NATIONAL HARBOR

85 Designer Brands



Landmark Branding from Flightpath

1,000 Daily Flights

25M Annual Passengers

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