Tanger
NATIONAL HARBOR

LOYAL GUESTS. UNBEATABLE VALUE.

National Harbor's exclusive outlet shopping destination

Located in proximity to Washington D.C., Tanger National Harbor is the major shopping destination serving tourists and locals, and is just minutes from MGM National Harbor, the Waterfront District and Gaylord National Resort & Convention Center.

ADDRESS
6800 Oxon Hill Rd.,
National Harbor, MD 20745

341K SF
Open-air shopping
destination

80+ BRANDS
Top fashion and
lifestyle retailers

MAJOR CITIES
Alexandria, VA (3 mi)
Washington, D.C. (10 mi)
Baltimore, MD (40 mi)

MSA POPULATION
6,534,934 – Washington, D.C.

TOURIST HUB
15.2 million visitors to
National Harbor, MD

POLO RALPH LAUREN

COACH OUTLET

MICHAEL KORS

HUGO HUGO BOSS

TANGER NATIONAL HARBOR

Prime location

Conveniently situated near the Capital Beltway (Interstate 495) making it accessible to shoppers from Washington D.C., Maryland, and Virginia.

GAYLORD NATIONAL®

WYNDHAM HOTELS & RESORTS

DOWNTOWN NATIONAL HARBOR

WESTIN HOTELS & RESORTS

WATER TAXI TO DC

MGM NATIONAL HARBOR

AADT = 200K
495

Oxon Hill Rd AADT = 20K

Tanger NATIONAL HARBOR

N

290,000+ cars pass by per day on surrounding roadways[1]

Nearest Major Airport Washington Dulles International Airport 25 miles west of the center

[1]Includes surrounding roadways that may not be visible on aerial

AREA RANKINGS

#6 Most Populous MSA in U.S.
ESRI

#6 Highest Income MSA in U.S.
ESRI

#39 Best Places to Live in the U.S.
U.S. News & World Report

CONVENTION & ENTERTAINMENT HUB

Waterfront District, a bustling destination along the Potomac River in Maryland, just a short drive from Washington D.C.

40+ Dining Destinations

9 Hotels / **3.4K** Hotel Rooms

530K+ SF Class A Office

Gaylord National – 55 Conventions Annually

SURROUNDING DENSITY

(within 3 miles)

112.1K Population

4.3K Businesses / **65.2K** Employees

18 Existing Hotels / **4.5K** Hotel Rooms

25.5K Existing Multi-Family Units

A GROWING COMMUNITY

(proposed, planned or under construction within 5 miles)

+18.7K Multi-Family Units

+5 Hotels

+592 Hotel Rooms

Source: CoStar

TANGER NATIONAL HARBOR

Demographics

TRADE AREA

2.2M
2023 Population

2.2%
2023-2028 Population Growth Rate
U.S. 1.5%

37.9
Median Age
U.S. 39.0

$140K
Average Household Income
U.S. $106K

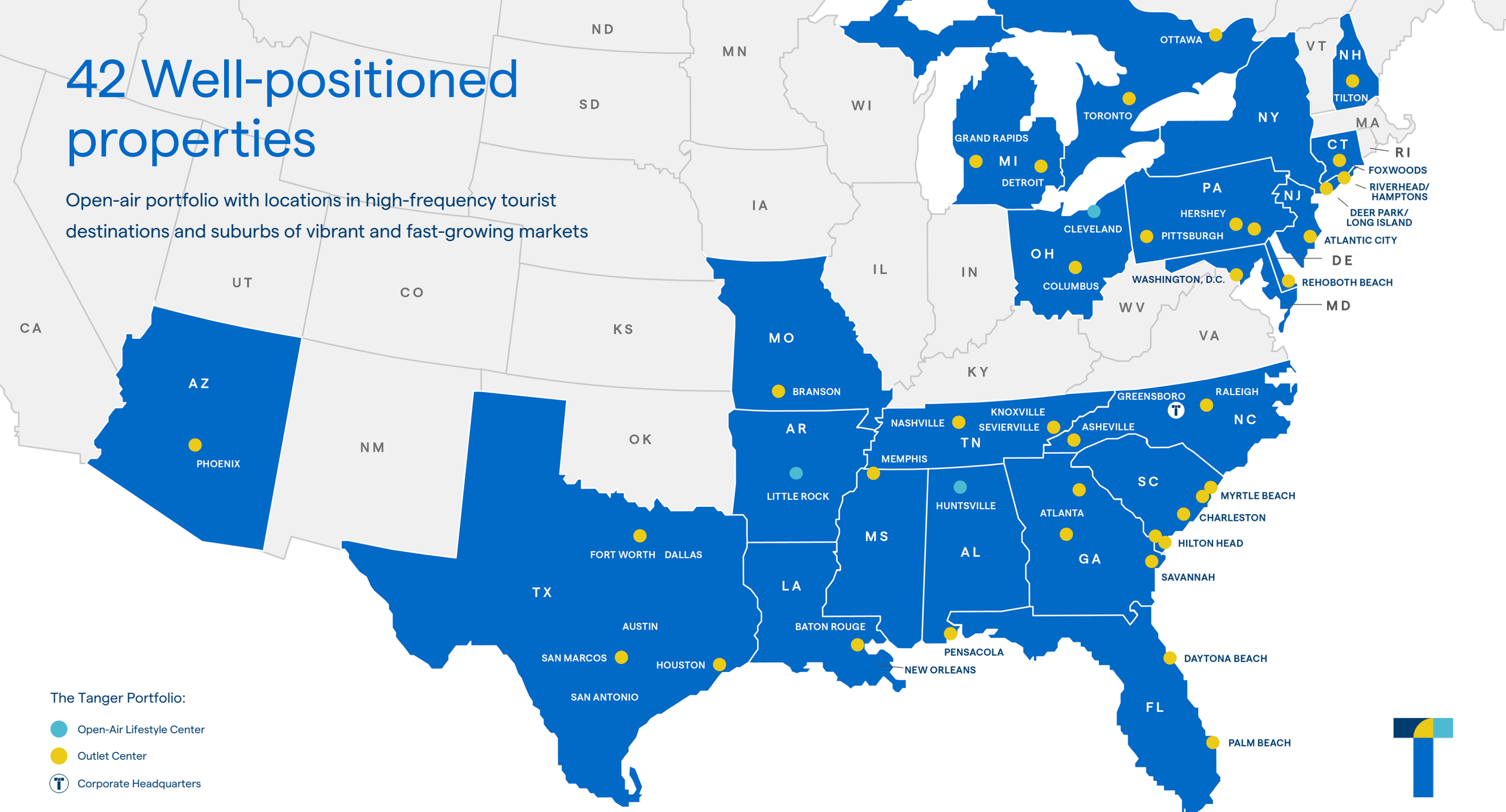|	Trade Area	15 Miles	30 Miles	45 Miles	Washington, D.C. MSA
2023 Population	2,198,071	2,730,807	5,564,726	7,988,537	6,534,934
2023-2028 Pop. Growth	2.2%	2.4%	2.2%	2.1%	2.7%
Households	820,229	1,101,610	2,100,676	3,006,329	2,426,819
Avg. HH Income	$139,760	$158,484	$164,558	$157,018	$162,829
Median Age	37.9	37.6	38.2	38.4	38.2

Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics
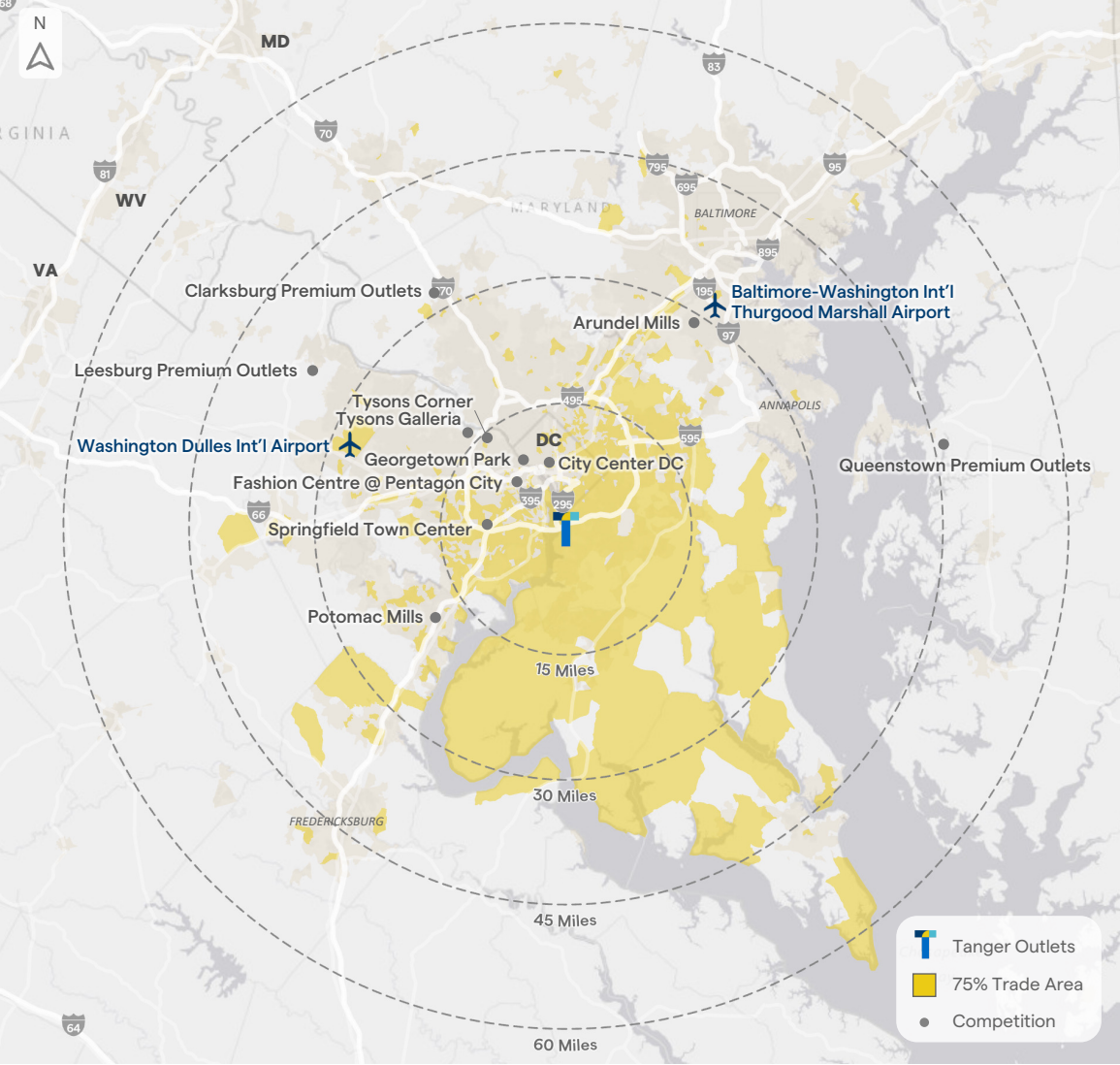
Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Fashion Centre@ Pentagon City	6	23
City Center DC	8	16
Georgetown Park	8	25
Springfield Town Center	9	21
Tysons Corner	15	24
Tysons Galleria	15	24
Potomac Mills	19	32
Arundel Mills	29	42
Clarksburg Premium Outlets	34	50
Leesburg Premium Outlets	36	51
Queenstown Premium Outlets	47	60

Map legend:
- Tanger Outlets
- 75% Trade Area
- Competition

42 Well-positioned properties

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets

The Tanger Portfolio:
- Open-Air Lifestyle Center
- Outlet Center
- Corporate Headquarters

ND
MN
SD
WI
ND
MA
OTTAWA
VT
NH
TILTON
TORONTO
GRAND RAPIDS
MI
DETROIT
NY
CT
FOXWOODS
RIVERHEAD/HAMPTONS
PA
HERSHEY
NJ
DEER PARK/LONG ISLAND
ATLANTIC CITY
CLEVELAND
PITTSBURGH
DE
IA
OH
COLUMBUS
WASHINGTON, D.C.
REHOBOTH BEACH
IL
IN
WV
MD
UT
CO
KS
VA
CA
MO
KY
AZ
BRANSON
GREENSBORO
RALEIGH
PHOENIX
AR
NASHVILLE
KNOXVILLE
SEVIERVILLE
ASHEVILLE
NC
NM
OK
LITTLE ROCK
TN
MEMPHIS
HUNTSVILLE
SC
MYRTLE BEACH
CHARLESTON
FORT WORTH DALLAS
MS
AL
ATLANTA
GA
HILTON HEAD
TX
SAVANNAH
AUSTIN
LA
SAN MARCOS
HOUSTON
BATON ROUGE
DAYTONA BEACH
SAN ANTONIO
PENSACOLA
NEW ORLEANS
FL
PALM BEACH