



Tanger
NATIONAL HARBOR

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER NATIONAL HARBOR



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

6,429,395 – Washington, D.C.

TOURIST HUB

15.2 Million to
National Harbor, MD

POLO RALPH LAUREN



COACH
OUTLET

SEPHORA

MARC JACOBS

HUGO
HUGO BOSS

Prime location

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



301,000+ cars
pass by per day on
surrounding roadways¹



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

¹ Includes surrounding roadways that may not be visible on aerial; Source: Inrix 2023 AADT

TANGER NATIONAL HARBOR | A DENSIFIED DESTINATION UNLIKE ANY OTHER



WASHINGTON D.C. RANKINGS

#6 Most Populous MSA in U.S.
ESRI

#5 Highest Income MSA in U.S.
ESRI

#44 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)

108K Population

4.8K Businesses / **69K**
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)

+17K Multi-Family Units

+5 Hotels

+788 Hotel Rooms

Source: CoStar

TANGER NATIONAL HARBOR

Demographics

TRADE AREA

2.6M
2024 Population

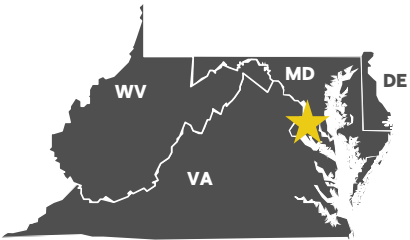
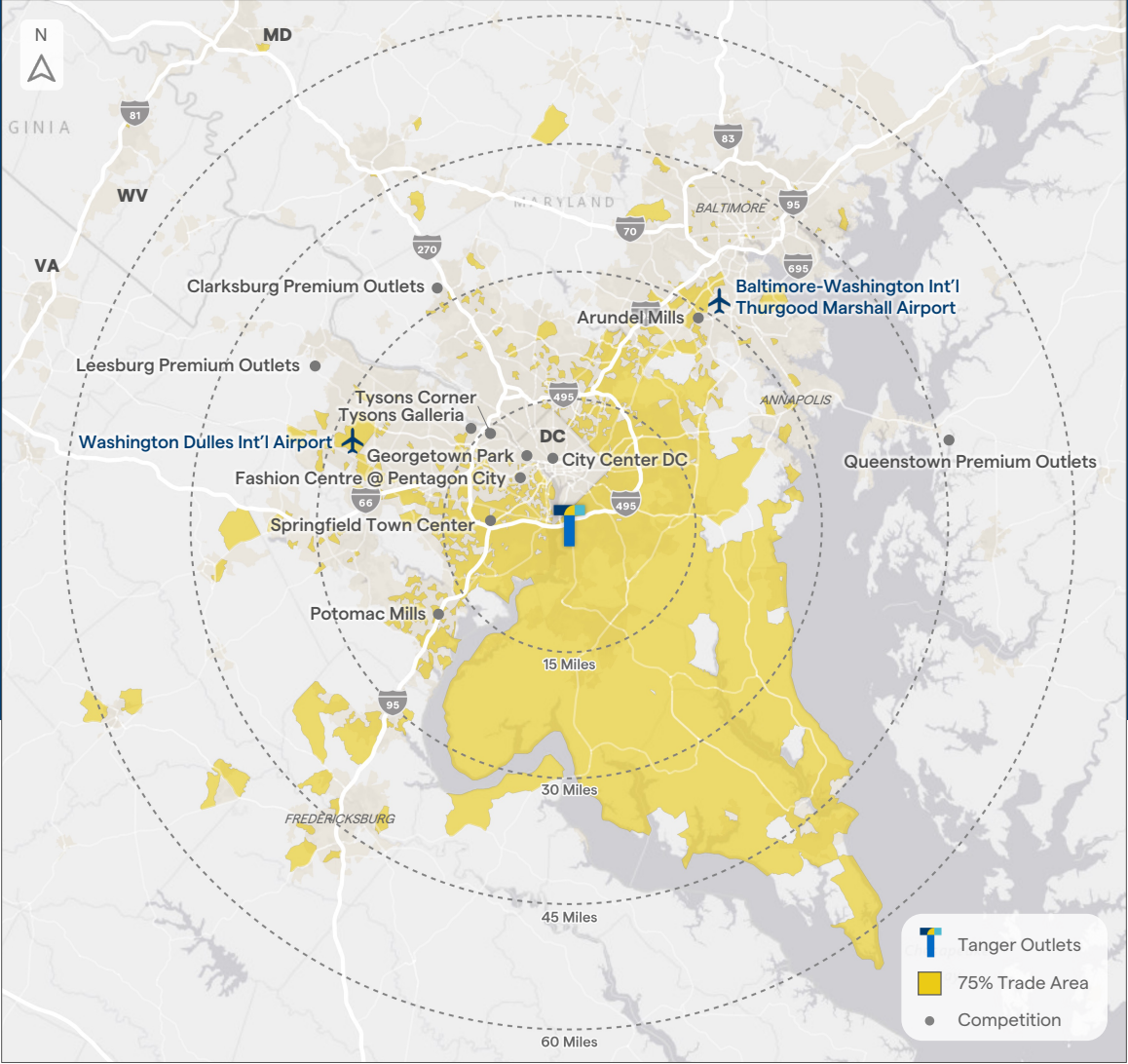
2.1%
2024-2029 Population Growth Rate
U.S. 1.9%

37.5
Median Age
U.S. 39.3

\$152K
Average Household Income
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Washington, D.C. MSA
2024 Population	2,618,357	2,717,099	5,552,055	7,987,928	6,429,395
2024-2029 Pop. Growth Rate	2.1%	2.0%	2.0%	2.0%	2.8%
Households	956,078	1,097,345	2,096,000	3,008,532	2,388,663
Avg. HH Income	\$152,442	\$164,481	\$171,803	\$164,099	\$171,041
Median Age	37.5	36.7	37.7	38	37.9

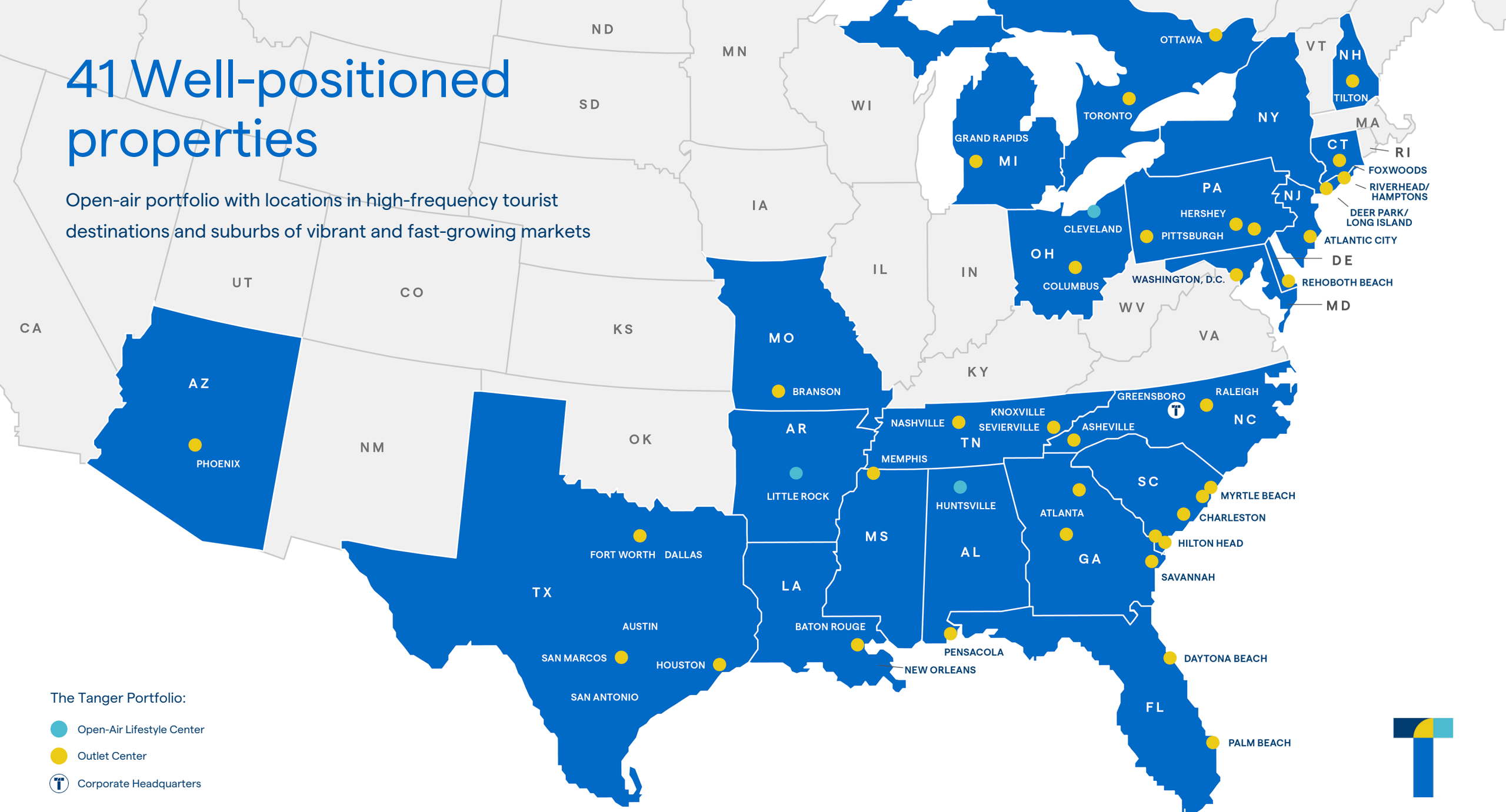
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



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

41 Well-positioned properties

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



CONTACT US



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leasing.tanger.com

Tanger[®]