

PARAGON OUTLETS
BALTIMORE, MD

EXPERIENCE. QUALITY. RELATIONSHIPS.

PARAGON
OUTLETS

PARAGON OUTLETS BALTIMORE, MD



City: **White Marsh, MD**

County: **Baltimore County**

GLA: **390,000sf**

OPENING: **2018**



CENTER OVERVIEW

- Paragon Outlets Baltimore is a 390,000 square foot ground up development situated 12 miles north of Baltimore City.
- The site has excellent access and visibility from its position on Interstate 95 & Route 43 in White Marsh with 205,000 vehicles passing each day.
- The construction of 4 new Express Toll Lanes along 8 miles of I-95 between White Marsh and the Baltimore City Line was completed in December 2014. The daily traffic of 161,000 vehicles on I-95 is projected to increase to 225,000 vehicles by 2025.
- Within 30 miles of the site there are more than 2.6 million people who earn an average household income of \$88,110.
- The Baltimore-Columbia-Towson MSA ranks 20th of the 75 largest in the US with a population exceeding 2.7 million.

PARAGON OUTLETS BALTIMORE, MD



Top 10 Employers in Baltimore City

1. Johns Hopkins University
2. Johns Hopkins Hospital and Health System
3. University of Maryland Medical System
4. University System of Maryland
5. Medstar Health
6. LifeBridge Health - Sinai
7. Mercy Health Services
8. St. Agnes Health Care
9. Exelon
10. Kennedy Krieger Institute



BWI AIRPORT

BALTIMORE CITY

- The 2014 estimated population of Baltimore City is 622,790.
- Baltimore is the largest independent city in the US and 26th most populous in the US.
- In 2013 Baltimore welcomed 23.9 million visitors and a record \$5.15 billion in direct spending
- Baltimore is the 2nd largest seaport in the Mid-Atlantic and a popular port of call for cruise ships.
- Baltimore Washington International Thurgood Marshall Airport is 25 miles away and served 22.3 million passengers in 2014. Recent and future improvements to BWI are part of a \$125 million, 3-year plan scheduled to be complete in 2016. These renovations will increase capacity for international service and allow for further airline growth.
- In 2013 BWI was ranked the 23rd busiest airport in the country with easy travel to and from Boston, New York, Chicago, Charlotte, Detroit and Orlando.
- The City is the economic hub of Maryland and home to Fortune 1000 companies including Under Armour, Inc., T. Rowe Price Group, Inc. and Legg Mason, Inc.

PARAGON OUTLETS BALTIMORE, MD



Top 10 Employers in Baltimore County

1. Social Security Administration / Centers for Medicare & Medicaid Services
2. Greater Baltimore Medical Center
3. Towson University
4. T. Rowe Price
5. Franklin Square Hospital
6. St. Joseph Medical Center
7. University of Maryland, Baltimore County
8. McCormick and Company, Inc.
9. Sheppard Pratt Health Systems
10. CareFirst, Inc.



SOCIAL SECURITY ADMINISTRATION

BALTIMORE COUNTY

- At 826,925, the 2014 estimated population of Baltimore County is greater than Charlotte, Austin, and San Francisco as well as Wyoming, Vermont, North Dakota and Alaska.
- The Baltimore-Columbia-Towson, MD MSA is part of the Washington-Baltimore-Arlington, DC-MD-VA-WV-PA CSA. It is part of the East Coast “megapolopolis” stretching from Boston to Richmond.
- Baltimore County is Maryland’s 2nd largest job center with a diverse business community of 22,000 companies.
- Major employers with large-scale operations in the County include Proctor & Gamble, Toyota Financial Services, Alpharma-USPD, GM Powertrain, McCormick and Company, PHH, Severstal North America as well as the world headquarters of Black and Decker
- Another major employer in the County, BD Diagnostic Systems and Pharmaceuticals International, is part of a billion dollar biotechnology park that attracts some of the world’s leading scientists.
- Defense/High Technology companies such as Lockheed Martin, AAI and GE Middle River Aircraft Systems comprise an important sector of the County’s manufacturing employment.
- The County has over 200 miles of Chesapeake Bay waterfront

PARAGON OUTLETS BALTIMORE, MD



CHESAPEAKE BAY

PROPERTY INFORMATION

Location:

The intersection of
Interstate 95 and Route
43 (White Marsh Blvd)
Baltimore, MD 21236

County: **Baltimore County**

GLA: **390,000sf**

OPENING: **2018**

DEMOGRAPHICS (ESRI)

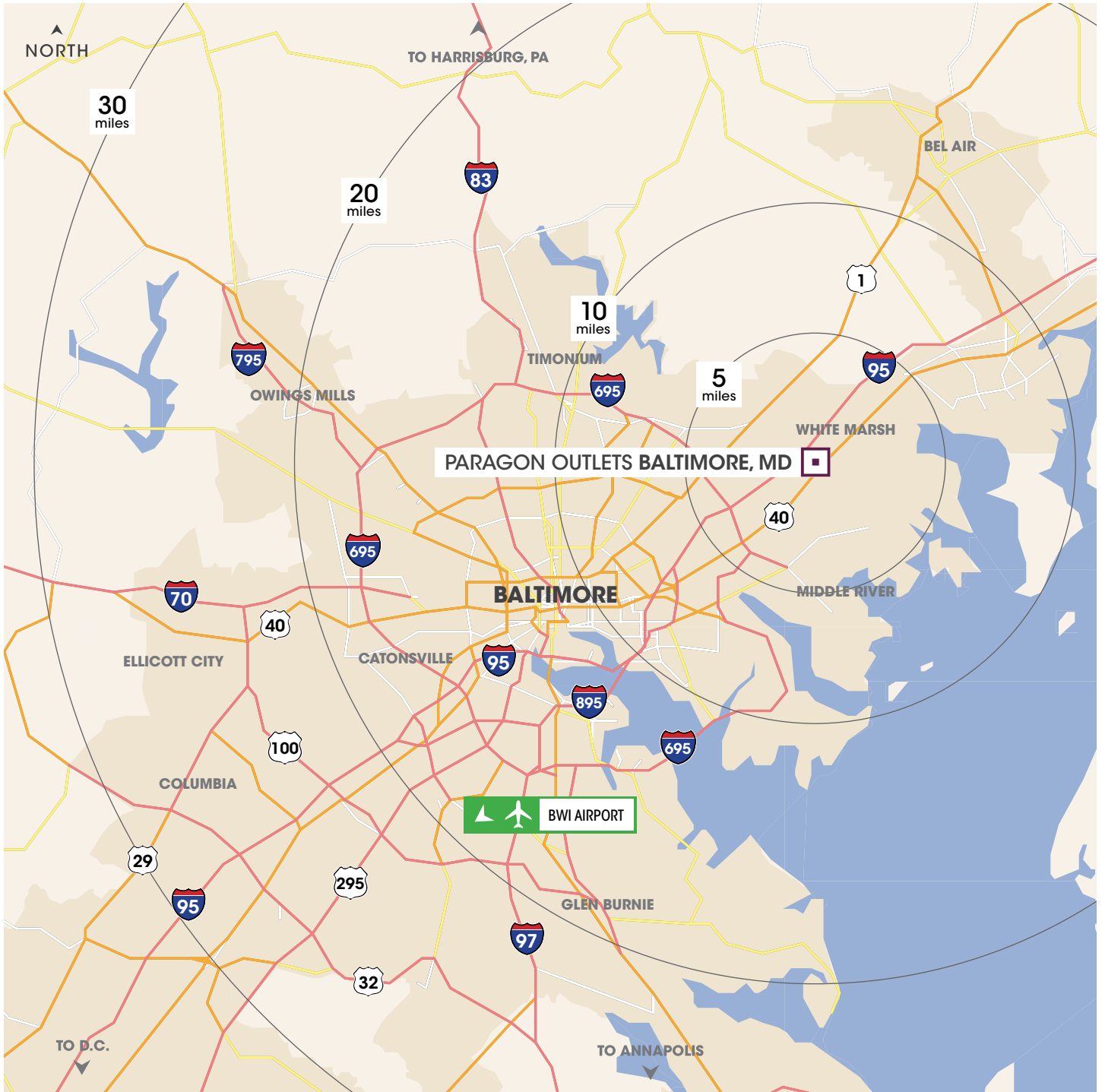
RADIUS	2015 POPULATION	2015 AVG. HH. INC.	2020 (projected) POPULATION	2020 (projected) AVG. HH. INC.
10 miles	732,860	\$71,828	745,131	\$81,131
15 miles	1,332,474	\$74,458	1,353,363	\$84,125
20 miles	1,827,586	\$78,758	1,865,155	\$89,088
30 miles	2,677,992	\$91,226	2,759,130	\$103,615
45 miles	5,533,612	\$95,725	5,744,106	\$108,737
50 miles	6,924,046	\$99,002	7,202,643	\$112,328
60 miles	9,301,367	\$102,344	9,689,334	\$115,808

PARAGON OUTLETS BALTIMORE, MD

LOCATION

The site is located at the intersection of I-95 and Route 43 in Baltimore, MD

Latitude 39.39234, Longitude -76.41182 (per ESRI)



PARAGON OUTLETS BALTIMORE, MD

AERIAL

The site is located at the intersection of I-95 and Route 43 in Baltimore, MD

Latitude 39.39234, Longitude -76.41182 (per ESRI)



Daily Traffic:
(vehicles daily)

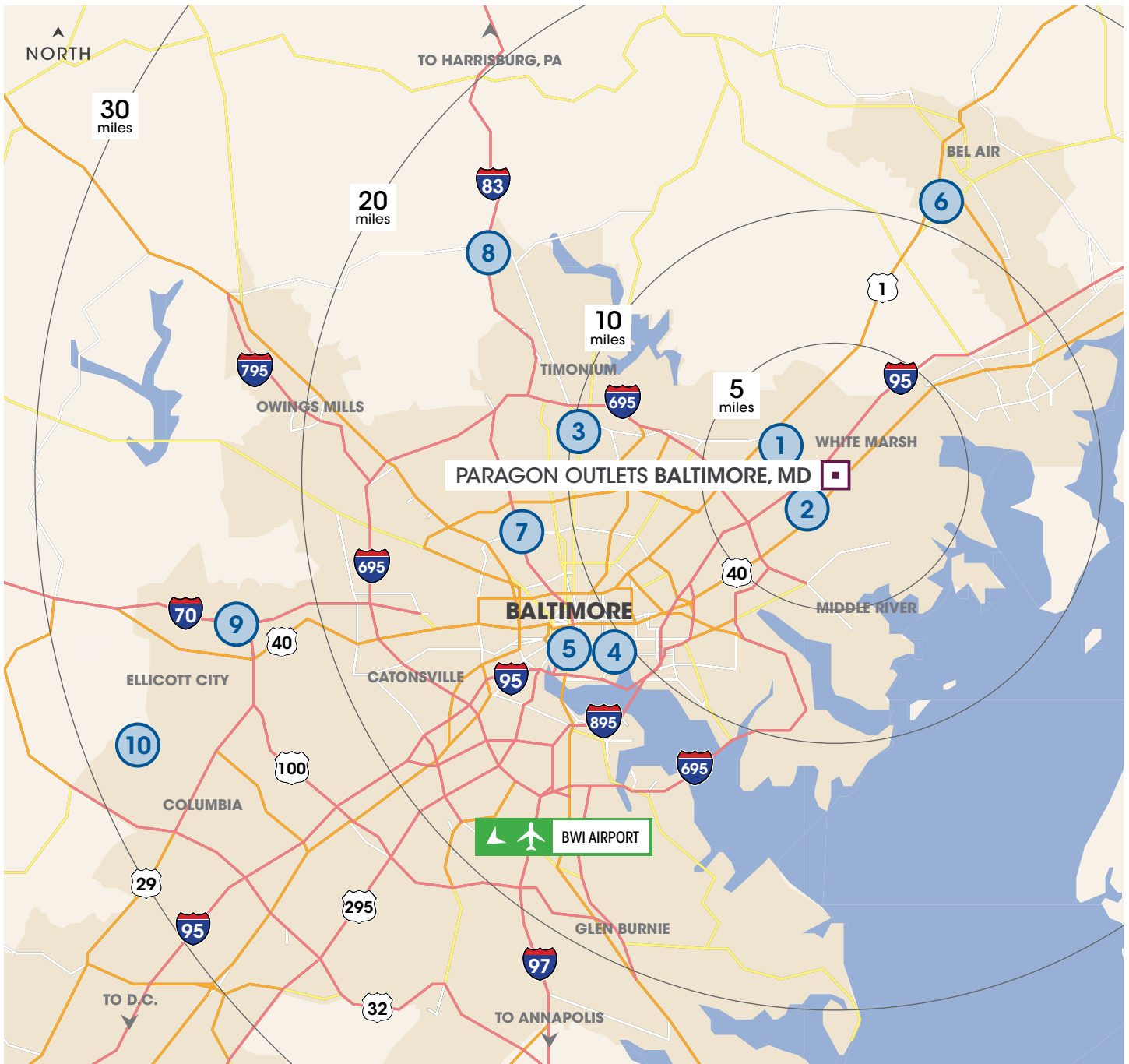
I-95 | more than 161,000

Route 43 | more than 45,000

Route 7 | more than 17,000

PARAGON OUTLETS BALTIMORE, MD

COMPETITION - FULL PRICE MALLS



1 - The Avenue at White Marsh
 1.18 straight miles / 2.0 drive miles
 Owner: Federal Realty Investment Trust

2 - White Marsh Mall
 1.3 straight miles / 2.3 drive miles
 Owner: General Growth Properties

3 - Towson Town Center
 8.6 straight miles / 11.7 drive miles
 Owner: General Growth Properties

4 - Harbor East
 10.5 straight miles / 12.3 drive miles
 Owner: H&S Properties Dev. Corp.

5 - Gallery at Harborplace
 10.7 straight miles / 12.9 drive miles
 Owner: Ashkenazy Acquisition Corp.

6 - Harford Mall
 10.5 straight miles / 17.7 drive miles
 Owner: CBL & Associates

7 - The Village of Cross Keys
 10.7 straight miles / 18.9 drive miles
 Owner: Ashkenazy Acquisition Corp.

8 - Hunt Valley Towne Centre
 14.2 straight miles / 19.0 drive miles
 Owner: Greenberg Gibbons Commercia

9 - Security Square Mall
 16.9 straight miles / 24.2 drive miles
 Owner: Security Square Associates

10 - The Mall in Columbia
 24.8 straight miles / 33.4 drive miles
 Owner: General Growth Properties

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COMPETITION - OUTLET AND VALUE CENTERS



1 - Arundel Mills
21.4 straight miles / 26.9 drive miles
Owner: Simon Property Group

2 - Queenstown Premium
31.1 straight miles / 61.5 drive miles
Owner: Simon Property Group

3 - Tanger Outlets Lancaster
46.6 straight miles / 64.2 drive miles
Owner: Tanger

4 - Rockvale Outlets
46.5 straight miles / 64.5 drive miles
Owner: PA Outlet Management LLC

5 - Clarksburg Premium Outlets
47.1 straight miles / 66.6 drive miles
Owner: Simon Property Group

6 - Tanger Outlets at National Harbor
51.1 straight miles / 58 drive miles
Owner: Tanger

7 - Hagerstown Premium
70.6 straight miles / 87.1 drive miles
Owner: Simon Property Group

8 - Leesburg Corner Premium
61.4 straight miles / 88.2 drive miles
Owner: Simon Property Group



INNER HARBOR



FORT MCHENRY



NATIONAL AQUARIUM



PREAKNESS STAKES

TOURISM

- The **Inner Harbor** in Baltimore City has become a tourist attraction and major travel destination welcoming over 13.9 million day visitors and 10 million overnight visitors in 2014. Tourism jobs have grown to more than \$2.5 billion in personal income.
- 71.4% of overnight visitors come for leisure activities, 91.4% are domestic visitors and 8.6% are international
- Baltimore hotel occupancy outperforms the national average.
- The historical legacy of Baltimore brings over 650,000 enthusiasts each year to iconic **Fort McHenry**, the site of a key battle during the War of 1812 and the “birthplace” of the Star Spangled Banner.
- One of the oldest scientific institutions in the US, the **Maryland Science Center** receives over 500,000 annual visitors who enjoy exploring the Davis Planetarium, 5-story 3D IMAX Theater, and three levels of exhibits.
- The **National Aquarium** is Maryland’s largest tourist attraction and hosts over 1.8 million visitors annually. In 2012, the Travel Channel named the National Aquarium one of the best in the US.
- The **Preakness Stakes** are held at Pimlico Race Course in Baltimore each May. This thoroughbred horse race is the 2nd leg of the US Triple Crown. Attendance at the Preakness ranks 2nd in North America and usually surpasses all other stake races.
- **The Maryland Zoo** is the 3rd largest zoo in the US and is internationally known for its conservation and research contributions. Each year over 400,000 visitors enjoy the zoo’s animal collection.



BALTIMORE MUSEUM OF ART



M&T BANK STADIUM | RAVENS



ORIOLE PARK AT CAMDEN YARDS | ORIOLES



CHESAPEAKE BAY

TOURISM (CONT)

- The **Baltimore Museum of Art's** internationally renowned collection attracts over 200,000 visitors each year. This major cultural destination is home to over 90,000 pieces of art, including the world's largest compilation of works by Matisse.
- The Grammy Award-winning **Baltimore Symphony Orchestra** delights over 350,000 audience members annually at the **Joseph Meyerhoff Symphony Hall**. The acclaimed BSO is recognized internationally as one of the world's most important orchestras.
- **M&T Bank Stadium**, home of the 2013 Super Bowl Champion **Ravens**, is currently one of the most praised stadiums in the NFL. It has a seating capacity in excess of 71,000 and is frequently used for Navy football games and as a music and entertainment venue.
- One of the top 3 things to do in Baltimore is visit **Oriole Park at Camden Yards**, ballpark of the **Orioles**. In 2014 the team was the 1st place winner of the American League East and drew over 2.4 million fans to its home games.
- The **Chesapeake Bay** is the largest estuary in the country. Largely known for its beauty and seafood production, the Bay is a main feature for tourists visiting the area who enjoy fishing, crabbing, sailing, and water sports.

PARAGON OUTLETS BALTIMORE, MD

EDUCATION

- The Baltimore Metropolitan area is home to some of the nation's top schools. There are nearly 73,000 students within 15 miles of the site including 21,725 at the world-renowned Johns Hopkins University.

Goucher College

11.5 miles from site
2,250 enrolled

Morgan State University

12.1 miles from site
7,700 enrolled

Towson University

12.5 miles from site
22,285 enrolled

Notre Dame of Maryland

13.7 miles from site
2,765 enrolled

Loyola University Maryland

13.9 miles from site
5,965 enrolled

UMB - University of Maryland, Baltimore

14.0 miles from site
6,275 enrolled

Johns Hopkins University

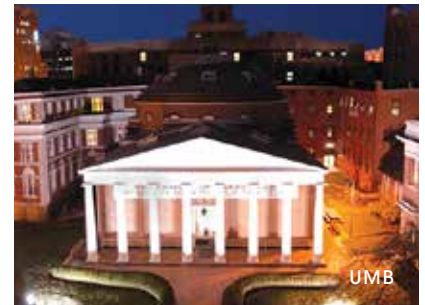
14.4 miles from site
21,725 enrolled

Coppin State University

15.0 miles from site
4,000 enrolled

UMBC - University of Maryland Baltimore County

22.8 miles from site
13,980 enrolled



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