

PARAGON OUTLETS
BALTIMORE, MD

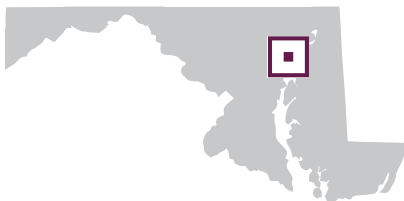
EXPERIENCE. QUALITY. RELATIONSHIPS.

PARAGON
OUTLETS

PARAGON OUTLETS BALTIMORE, MD



City: **White Marsh, MD**
County: **Baltimore County**
GLA: **390,000sf**
OPENING: **2016**



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: 2016

DEMOGRAPHICS (ESRI)

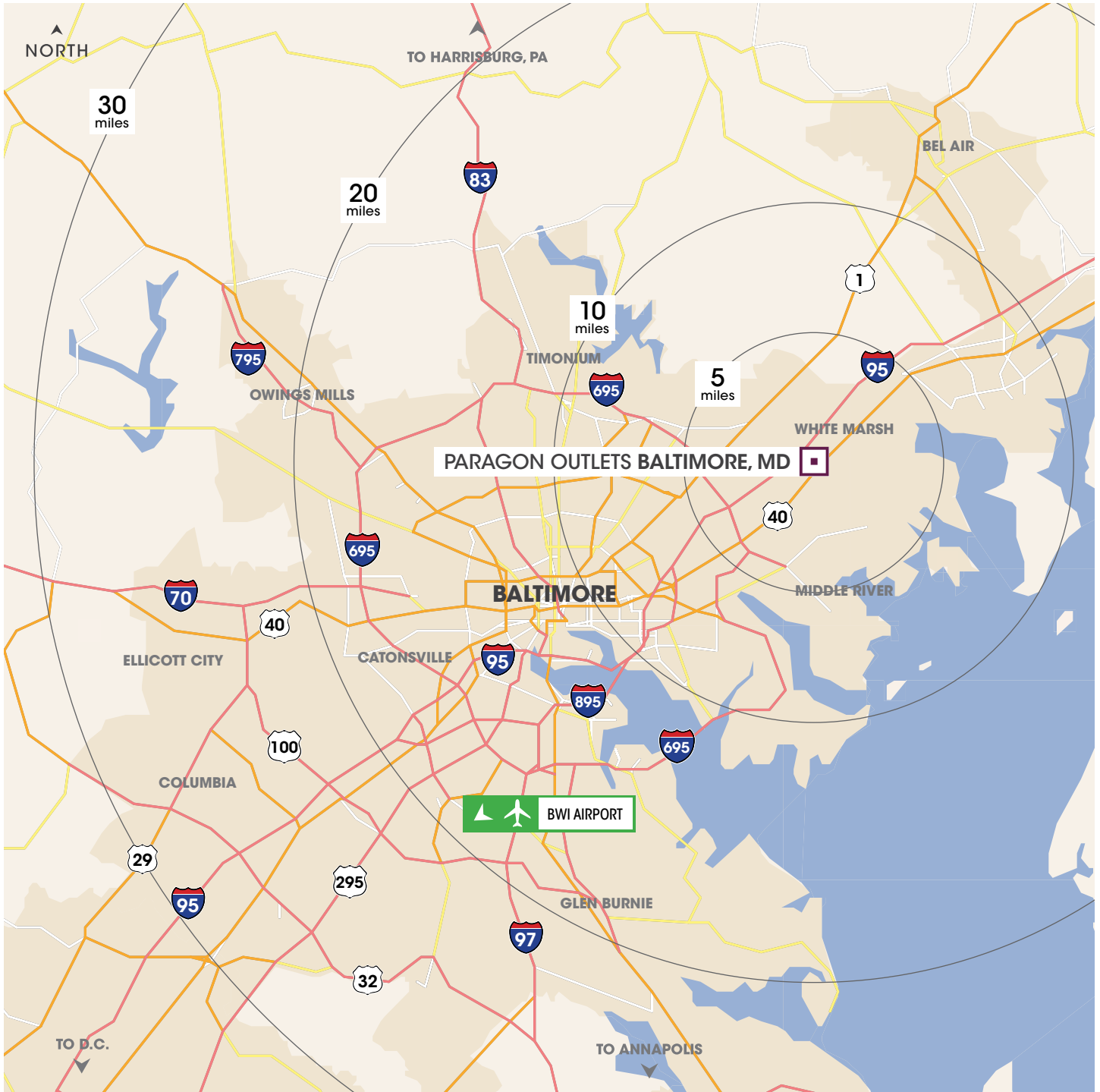
RADIUS	2014 POPULATION	2014 AVG. HH. INC.	2019 (projected) POPULATION	2019 (projected) AVG. HH. INC.
10 miles	735,477	\$69,044	745,547	\$79,707
15 miles	1,331,590	\$71,306	1,349,240	\$82,768
20 miles	1,824,057	\$75,803	1,859,280	\$87,992
30 miles	2,663,185	\$88,110	2,740,828	\$102,895
45 miles	5,501,538	\$92,889	5,710,815	\$108,305
50 miles	6,875,393	\$95,564	7,156,077	\$111,573
60 miles	9,247,840	\$98,429	9,650,016	\$114,869

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