

PARAGON
OUTLETS

PARAGON OUTLETS **BALTIMORE, MD**

CENTER OVERVIEW

Paragon Outlets Baltimore is a 500,000 square foot ground up development situated 12 miles outside of Baltimore City along one of the most heavily traveled interstate highways in Maryland. From its position in the northeast quadrant of the intersection of Interstate 95 and Route 43 in White Marsh, the site has excellent visibility in an easily accessible location that 205,000 vehicles pass each day. Construction is currently underway to widen the segment of I-95 near the center from 8 lanes to 12 lanes. Due to this expansion the daily traffic of 161,000 vehicles on the interstate is projected to increase to 225,000 vehicles by 2025.

With a state of the art design, Paragon Outlets Baltimore will offer outlet shopping at its finest. Customers with a strong desire for significant savings will find a diverse offering of designer and famous name brand fashion in a strategic location within the market. Within 30 miles of the site there are more than 2.6 million people who earn an average household income of \$82,150.

Baltimore is the second largest seaport in the Mid-Atlantic United States. Baltimore Washington International Thurgood Marshall Airport is 25 miles away and served 22.7 million passengers in 2012. In 2011 BWI was ranked 22nd busiest airport in the country. It is easy to travel to Boston, New York, Charlotte, Detroit and Orlando within a few hours from this market.

Baltimore County is Maryland's second largest job center with a diverse business community of 22,000 companies. The County has the resources and commitment to help businesses thrive and offers new regional opportunities to maximize the economic impact of the influx of defense communication jobs opening in Central Maryland due to the Base Realignment and Closure (BRAC) restructuring process.



JUST THE FACTS

PROPERTY INFORMATION

LOCATION:

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

Baltimore County

GLA: **400,000sf phase I / 535,00sf total**

OPENING: **2015**



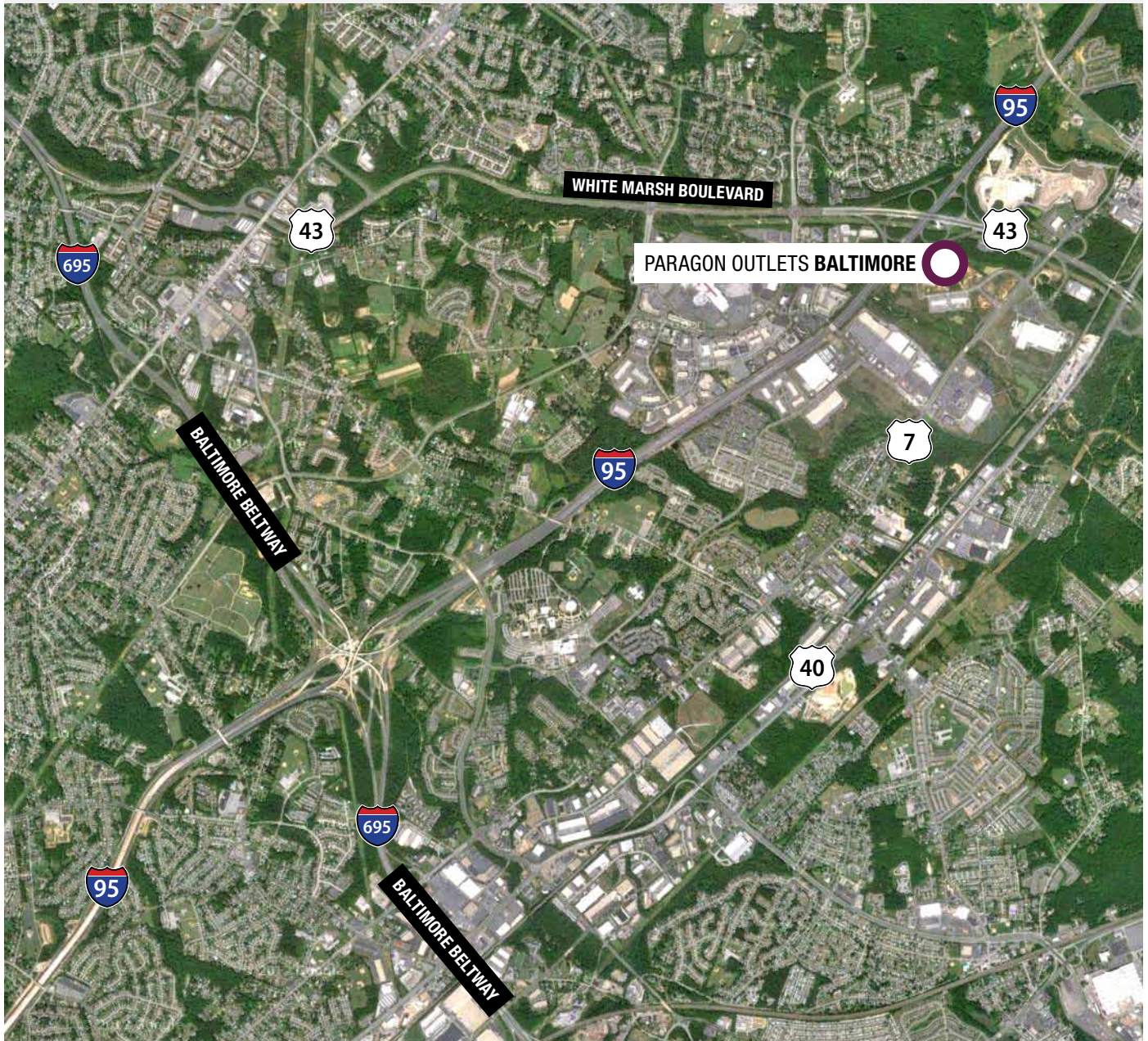
Chesapeake Bay

DEMOGRAPHICS

RADIUS	2012 POPULATION	2012 AVERAGE HOUSEHOLD INCOME
10 miles	718,737	\$64,796
15 miles	1,322,398	\$68,024
20 miles	1,807,219	\$71,503
30 miles	2,631,36	\$82,150
45 miles	5,403,081	\$86,322
50 miles	6,795,449	\$89,215
60 miles	9,107,856	\$92,214

RESOURCE: ESRI

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)

Traffic Counts:

- I-95 | more than 161,000 vehicles per day
- Route 43 | more than 45,000 vehicles per day
- Route 7 | more than 17,000 vehicles per day



AERIAL



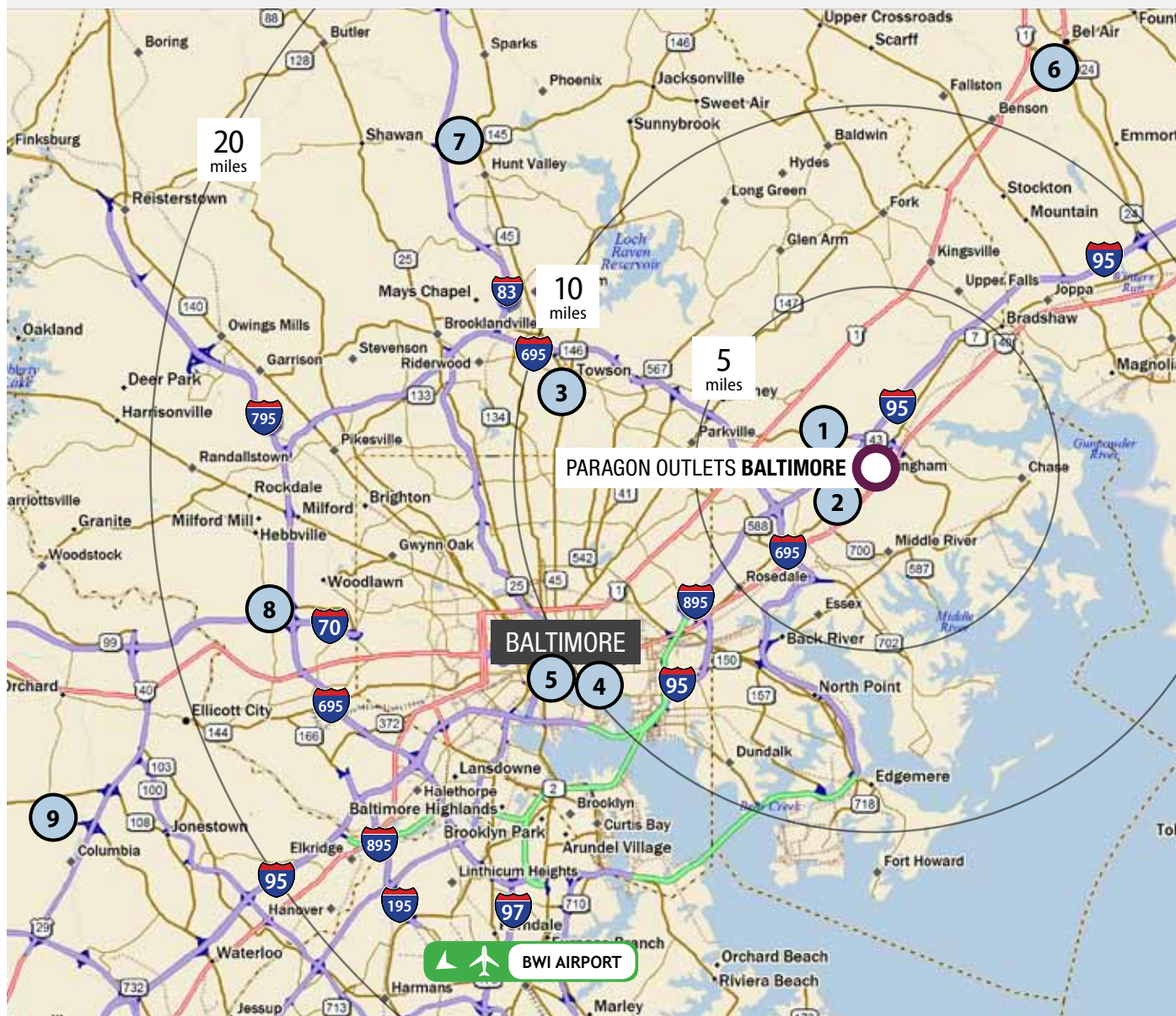
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FULL PRICE MALLS



1 Avenue at White Marsh
1.8 straight miles / 2.0 drive miles
Barnes & Noble, AMC IMAX Theater

2 White Marsh Mall
1.3 straight miles / 2.3 drive miles
Macy's, JCPenney, Boscov's, Sports Authority, Sears

3 Towson Town Center
8.6 straight miles / 11.7 drive miles
Macy's, Nordstrom

4 Harbor East
10.5 straight miles / 12.3 drive miles
J.Crew, Anthropologie, Under Armour

5 Gallery at Harborplace
10.7 straight miles / 12.9 drive miles
Banana Republic, Gap, Forever 21

6 Harford Mall
10.5 straight miles / 17.7 drive miles
Sears, Macy's

7 Hunt Valley Towne Centre
14.2 straight miles / 19.0 drive miles
Wegmans, Dick's Sporting Goods, Regal Cinemas, Sears

8 Security Square Mall
16.9 straight miles / 24.2 drive miles
Macy's, Sears, Burlington Coat Factory, USA Discounters

9 The Mall in Columbia
24.8 straight miles / 33.4 drive miles
Nordstrom, Macy's, Lord & Taylor, JCPenney, Sears

TOURISM

The **Inner Harbor** in Baltimore City has become a tourist attraction and major travel destination welcoming over 11 million business and leisure travelers each year.

The historical legacy of Baltimore brings many enthusiasts to **Fort McHenry**, where the British Navy was held off from invading the harbor in the Battle of Baltimore during the War of 1812. The sight of the American flag emerging intact from the fort the morning of September 14, 1814 inspired Francis Scott Key to pen the poem that would later become the Star Spangled Banner, our national anthem.

One of the oldest scientific institutions in the United States, the **Maryland Science Center** offers exciting interactive educational experiences including the world-famous Davis Planetarium. Over 500,000 visitors enjoy exploring the observatory, 5-story 3D IMAX Theater, and three levels of exhibits each year.

The **National Aquarium** in Baltimore is home to more than 16,000 animals 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 (121,300 race fans were present in 2012), and usually surpasses all other stake races including the Belmont Stakes, the Breeders' Cup and the Kentucky Oaks.

The Maryland Zoo in Baltimore is the 3rd largest zoo in the United States and is internationally known for its conservation and research contributions. In 2012, 409,843 visitors enjoyed the zoo's animal collection which encompasses more than 1,500 birds, mammals, amphibians and reptiles, representing nearly 200 species.



Inner Harbor



Fort McHenry



National Aquarium



Preakness Stakes

TOURISM (CONT)

The **Baltimore Museum of Art** houses an internationally renowned collection of 19th century, modern and contemporary art including the largest holding of works by Henri Matisse in the world. This major cultural destination for the greater Baltimore region was founded in 1914 with a single painting and now over 90,000 works of art are exhibited at the museum.

The Grammy Award-winning **Baltimore Symphony Orchestra** delights over 300,000 audience members a year at **The Joseph Meyerhoff Symphony Hall**. The acclaimed BSO is recognized internationally as one of the world's most important orchestras. Throughout its enduring pursuit of artistic excellence the BSO has developed and maintained deep ties in Maryland with its innovative education and community outreach initiatives which now include the Baltimore Symphony Youth Orchestra.

M&T Bank Stadium, home of 2013 Super Bowl Champion Baltimore Ravens, is currently one of the most praised stadiums in the NFL for fan amenities, ease of access, concessions and other facilities. With a seating capacity in excess of 71,000, the facility is frequently used as a music and entertainment venue.

Grand Prix of Baltimore is an IndyCar Series and Le Mans Series held on a temporary street circuit around the Inner Harbor in Downtown Baltimore. The inaugural race was held in 2011 in front of 160,000 fans.

Located 2 blocks from the birthplace of baseball's legendary hero Babe Ruth, **Oriole Park at Camden Yards** is the 1st of the "retro" major league ballparks constructed in the 1990s and early 2000s. Since opening in 1992, Oriole Park has hosted the third-most number of fans in Major League Baseball and ranked as one of the top 10 stadiums in 2008 by Men's Fitness.

The **Chesapeake Bay** is the largest estuary in the United States. Largely known for its beauty and seafood production, the Bay is a main feature for tourists visiting the area who enjoy fishing, crabbing, sailing, boating, swimming, kayaking, and other water sports.



Baltimore Museum of Art



M&T Bank Stadium | Baltimore Ravens



Grand Prix of Baltimore



Oriole Park at Camden Yards | Baltimore Orioles

**BUSINESS &
EMPLOYMENT****Top 10 Employers in Baltimore County**

1. Social Security Admin. / Centers for Medicare & Medicaid Services – 16,000
2. Greater Baltimore Medical Center – 3,700
3. Towson University – 3,474
4. Franklin Square Hospital – 3,470
5. T. Rowe Price – 2,580
6. St. Joseph Medical Center – 2,109
7. University of Maryland, Baltimore County – 1,952
8. CareFirst, Inc. – 1,934
9. Sheppard Pratt Health Systems – 1,864
10. Becton Dickenson Diagnostic Systems – 1,600

Top 10 Employers in Baltimore City

1. Johns Hopkins University – 22,000
2. Johns Hopkins Hospital and Health System – 16,552
3. University System of Maryland – 9,467
4. University of Maryland Medical System – 8,900
5. Medstar Health – 6,294
6. LifeBridge Health – Sinai – 5,213
7. Mercy Health Services – 3,280
8. Constellation Energy/BGE – 3,273
9. St. Agnes Health Care – 3,022
10. Kennedy Krieger Institute – 2,449

**BRAC Influence**

Due to the Base Realignment and Closure (BRAC) restructuring process, many Department of Defense personnel relocated to Maryland. The initiative, which began in 2005, is estimated to bring 30,000 new indirect and induced jobs as well as an estimated 28,000 households to the state by 2015. The arrival of new residents, jobs, and national defense and security activities in Maryland have increased job growth and boosted the economy. Due to its proximity to Aberdeen Proving Ground, the area surrounding Paragon Outlets Baltimore has reaped the benefits of the recent expansion.

EDUCATION

The Baltimore Metropolitan area is home to some of the nation's top schools. There are approximately 42,900 undergraduates within 15 miles of the site including 5,980 at the world-renowned Johns Hopkins University.

Johns Hopkins University, founded in 1876, has ranked among the world's top universities throughout its history. It was the first university in the Western Hemisphere based on the European research institution and its establishment revolutionized US higher education. There have been 38 Nobel Prize winners affiliated with Johns Hopkins, including President Woodrow Wilson and 4 current faculty members.

University of Maryland, Baltimore, founded in 1807, is Maryland's only public academic health, human services, and law center. Seven professional and graduate schools train the majority of the state's physicians, nurses, dentists, lawyers, social workers, and pharmacists. Today, this 61-acre research and technology complex encompasses 65 buildings in West Baltimore near the Inner Harbor.

Loyola University Maryland is the 9th oldest Jesuit college in the nation, established in 1852. In 2009 Kiplinger's Personal Finance Magazine included Loyola in its list of Best Values in Private Universities. The university has also been ranked in the top 10 in the North region for U.S. News's "Great Schools, Great Prices."

Goucher College is a small, selective liberal arts college with a large view of the world. It is the first college in the nation to make study abroad an undergraduate degree requirement.



Johns Hopkins University (14.4 miles)
5,980 undergraduate

Towson University (12.5 miles)
17,988 undergraduate

Goucher College (11.5 miles)
1,481 undergraduate

Loyola University Maryland (13.9 miles)
3,917 undergraduate

University of Maryland, Baltimore (14 miles)
5,640 graduate / 728 undergraduate

UMBC (22.8 miles)
10,973 undergraduates

Morgan State University (12.1 miles)
6,591 undergraduate

Coppin State University (15.0 miles)
3,925 undergraduate

Notre Dame of Maryland University (13.7 miles)
3,000 undergraduate