



Tanger
ASHEVILLE

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER ASHEVILLE



Asheville's premier shopping destination

The exclusive outlet center in Asheville, situated among a thriving art, music, and food scene, all set against North Carolina's Blue Ridge Mountains.

ADDRESS

800 Brevard Rd.,
Asheville, NC 28806

382K SF

Open-air shopping
destination

60+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Knoxville, TN (80 mi)
Charlotte, NC (100 mi)
Atlanta, GA (150 mi)

MSA POPULATION

482,583 – Asheville, NC

TOURIST HUB

12.5 million visitors to
Asheville, NC

POLO  RALPH LAUREN



COACH
OUTLET

west elm
OUTLET



AMERICAN EAGLE®
OUTFITTERS

Prime location

Positioned to capture traffic on I-26 and tourist visitors to Biltmore Estate, a top paid attraction in the state.



120,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Asheville Regional Airport
3 miles south of the center

¹Includes surrounding roadways that may not be visible on aerial



ASHEVILLE, NC RANKINGS

#1 Food Destinations in the U.S.
Travel + Leisure

#2 Quality of Life
Wallethub

#5 Best Beer Cities
USA Today

#29 Best Places to Live
U.S. News



REGIONAL ACCESSIBILITY

Major highways: I-26, I-40,
I-240, Blue Ridge Parkway

I-26: Scenic highway through
the Appalachian Mountains

Blue Ridge Parkway:
One of the most popular
routes through the National
Park System



PROXIMITY TO MARKET DESTINATIONS

3 miles from North Carolina's
#1 tourist destination, the
Biltmore Estate

Nearby colleges & universities:
40K+ students within 50 miles

- Asheville-Buncombe Technical College
- University of North Carolina at Asheville
- Western Carolina University



A GROWING COMMUNITY

(proposed, planned or under
construction within 10 miles)

+3.1K Multi-Family Units

+19 Hotels

+2K Hotel Rooms

\$400M airport expansion

\$500M+ I-26 expansion

Source: CoStar

Demographics

TRADE AREA

2.1M
2023 Population

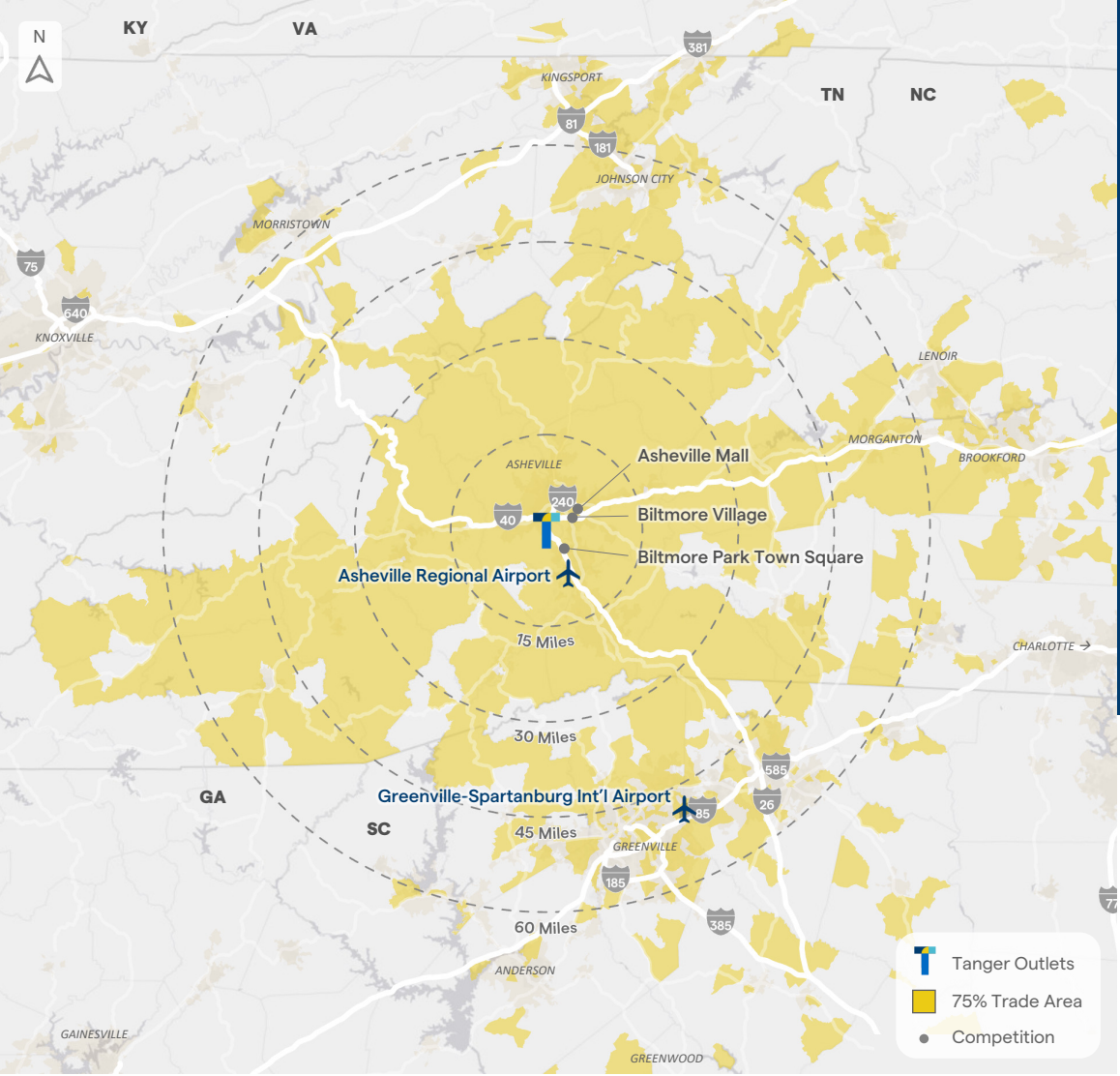
2.4%
2023-2028 Population Growth Rate
U.S. 1.5%

42.4
Median Age
U.S. 39.0

\$95K
Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Asheville, NC MSA
2023 Population	2,125,420	319,519	539,304	963,748	482,583
2023-2028 Pop. Growth	2.4%	2.5%	1.8%	1.8%	2.0%
Households	856,411	137,978	233,685	404,875	208,770
Avg. HH Income	\$95,131	\$98,860	\$92,608	\$87,692	\$93,988
Median Age	42.4	43.9	46.1	45.1	45.3

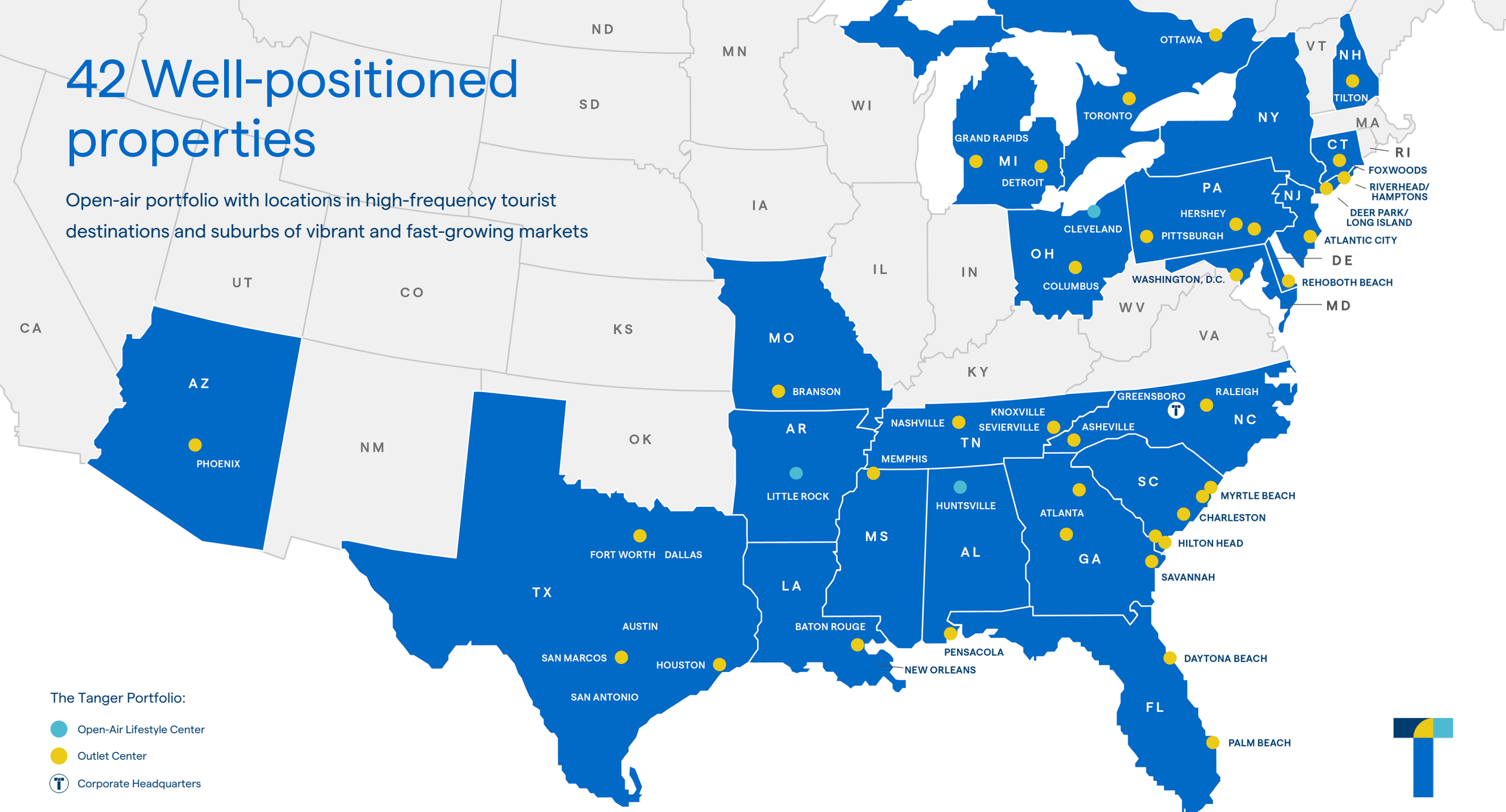
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Biltmore Park Town Square	4	11
Biltmore Village	4	17
Asheville Mall	6	15

42 Well-positioned properties

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



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