



**Tanger**  
ATLANTA

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER ATLANTA



# Outlet shopping in the Empire City of the South

Located midway between Atlanta and Macon on I-75, a major corridor for interstate travelers, Tanger Atlanta is one of two Tanger centers in the Atlanta area, an ideal growth market for retailers.

## ADDRESS

1000 Tanger Dr.,  
Locust Grove, GA 30248

## 321K SF

Open-air shopping  
destination

## 60+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Atlanta, GA (30 mi)  
Macon, GA (45 mi)

## MSA POPULATION

6,313,755 – Atlanta, GA

## TOURIST HUB

57 million visitors to  
Greater Atlanta, GA

POLO RALPH LAUREN



COACH  
OUTLET

MICHAEL KORS

OLD NAVY

LACOSTE



# Prime location

Located off Interstate 75, a prime location to capture both locals and visitors to the greater Atlanta metro area.



165,000+ cars  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
Hartsfield-Jackson Atlanta International Airport  
30 miles northwest of the center

<sup>1</sup>Includes surrounding roadways that may not be visible on aerial; I





## ATLANTA, GA RANKINGS

**#6** Best Place to Visit in Georgia

U.S. News & World Report

**#6** Hottest Housing Market in U.S.

Zillow

**#7** Most Populous MSA in U.S.

ESRI



## BUSINESS CLIMATE

**Top Area Employers** include Delta Airlines, Lockheed Martin, Emory University & Hospital, Home Depot, University of Georgia, and Northeast Georgia Medical Center

**Top logistics market** with access to 80% of the U.S. market within a standard 2-day drive



## PROXIMITY TO MARKET DESTINATIONS

**114K+** students within 50 miles

- University of Georgia, 41K students and over 11K employees; top destination for football fans
- University of North Georgia, 18K students
- Georgia Gwinnett College, 11K students



## A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

**+1.4K** Multi-Family Units

**+6** Hotels

**+452** Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

4.7M

2023 Population

37.4

Median Age  
U.S. 39.0

2.8%

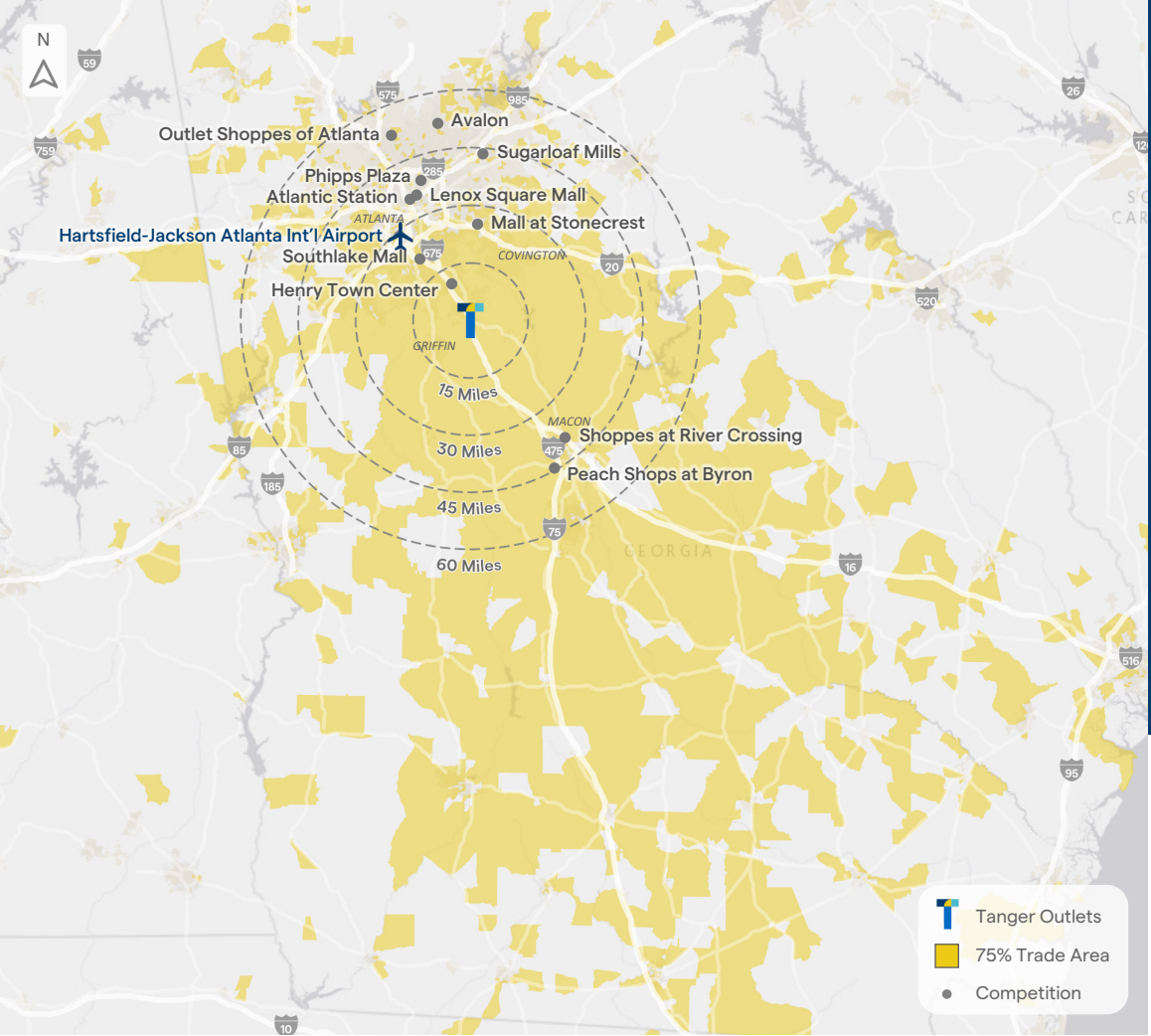
2023-2028 Population Growth Rate  
U.S. 1.5%

\$95K

Average Household Income  
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Atlanta, GA MSA
2023 Population	4,657,047	343,842	1,573,261	4,100,359	6,313,755
2023-2028 Pop. Growth	2.8%	4.4%	2.8%	2.7%	3.4%
Households	1,736,621	120,564	573,957	1,576,086	2,351,252
Avg. HH Income	\$94,815	\$90,898	\$89,181	\$106,730	\$115,954
Median Age	37.4	37.5	37.0	36.5	37.0

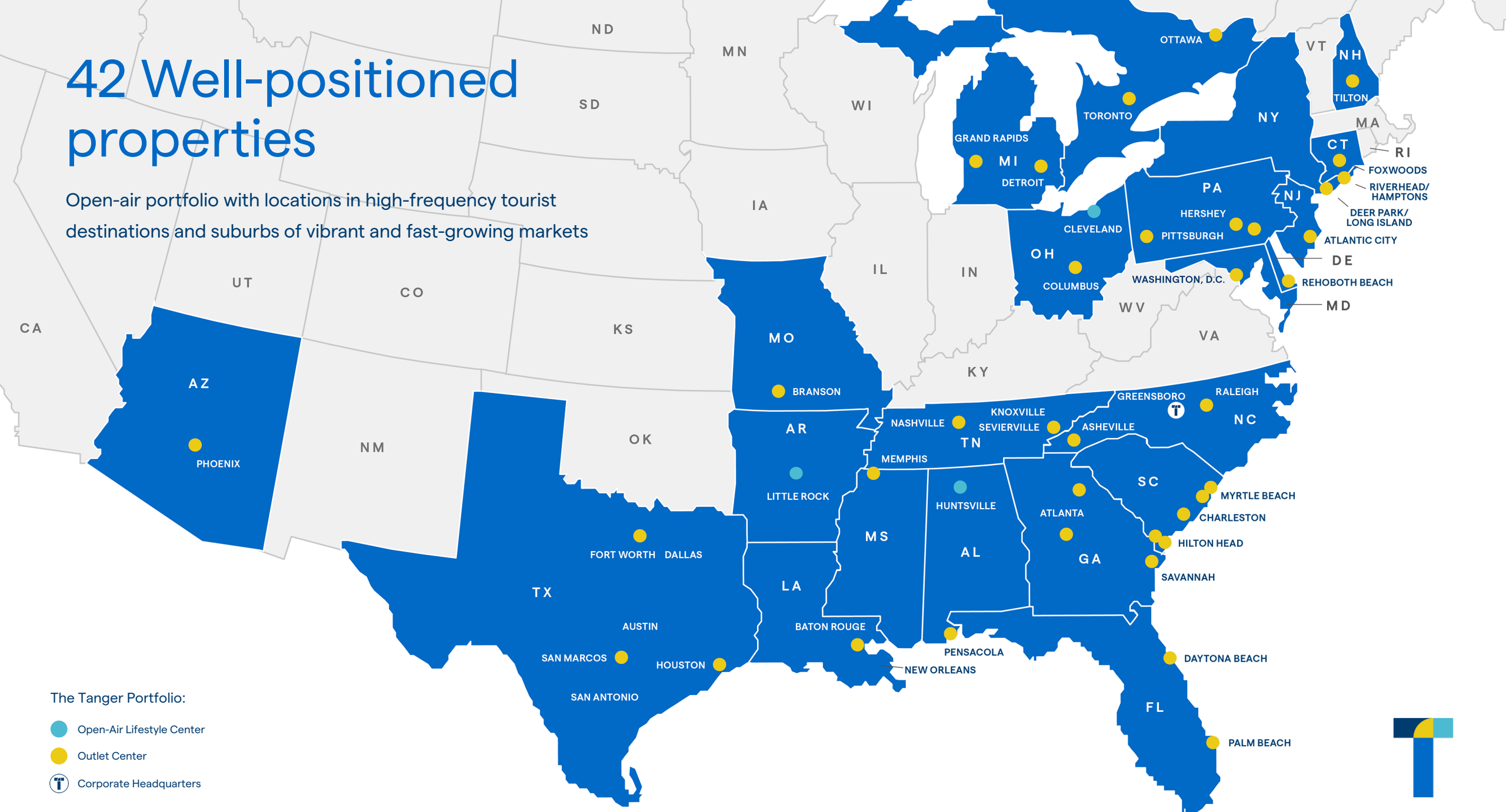
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Henry Town Center	10	18
Southlake Mall	21	29
The Mall at Stonecrest	24	43
Atlantic Station Town Center	35	41
Phipps Plaza	38	46
Shoppes at River Crossing	38	44
Lenox Square	40	80
Sugarloaf Mills	44	92
Avalon	51	90
Peach Shops at Byron	53	54
Outlet Shoppes of Atlanta	58	97

# 42 Well-positioned properties

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



3200 Northline Avenue, Suite 360 | Greensboro, NC 27408  
[leasing.tanger.com](https://leasing.tanger.com) | [leasing@tanger.com](mailto:leasing@tanger.com)

**Tanger**<sup>®</sup>