



Tanger
ATLANTIC CITY

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER ATLANTIC CITY



Atlantic City's premier outlet shopping center

Known as the Entertainment Capital of the Jersey Shore, Atlantic City attracts 27 million visitors annually with its casinos, boardwalks and beaches.

ADDRESS

1931 Atlantic Ave.,
Atlantic City, NJ 08401

485K SF

Open-air shopping
destination

80+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Philadelphia, PA (60 mi)

MSA POPULATION

275,675 – Atlantic City, NJ

TOURIST HUB

27 million visitors to
Atlantic City, NJ



COACH
OUTLET



Prime location

Conveniently located just off the Atlantic City Expressway (Route 30), situated in the heart of Atlantic City’s shopping district, making it easily accessible for visitors coming from nearby casinos and hotels.



65,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Atlantic City International Airport
10 miles northwest of the center

¹Includes surrounding roadways that may not be visible on aerial



ATLANTIC CITY, NJ RANKINGS

#8 Best Day Trips from NYC
U.S. News & World Report

#9 Best Places to Visit in New Jersey
U.S. News & World Report

Top 20 Best Places to Travel in the U.S.
Forbes



TOURIST HUB

27 Million Annual Visitors to Atlantic City, NJ

9 Casinos

5 AAA Four-Diamond Resorts

18K Hotel Rooms

1.8M SF Meeting Space



PROXIMITY TO MARKET DESTINATIONS

Less than a mile from the city's world-famous boardwalk

4 miles of beachfront ocean views, retail, and entertainment

Historic Steel Pier – classic amusement rides, including The Wheel, the **3rd largest observation wheel in the U.S.**



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+1.3K Multi-Family Units

+1 Hotel / **+325** Hotel Rooms

\$2.7B Bader Field Redevelopment (1-mile away) – plans for 10K residential units, 400K SF office, 2.5-mile F1-style racetrack

Source: CoStar

Demographics

TRADE AREA

4.9M
2023 Population

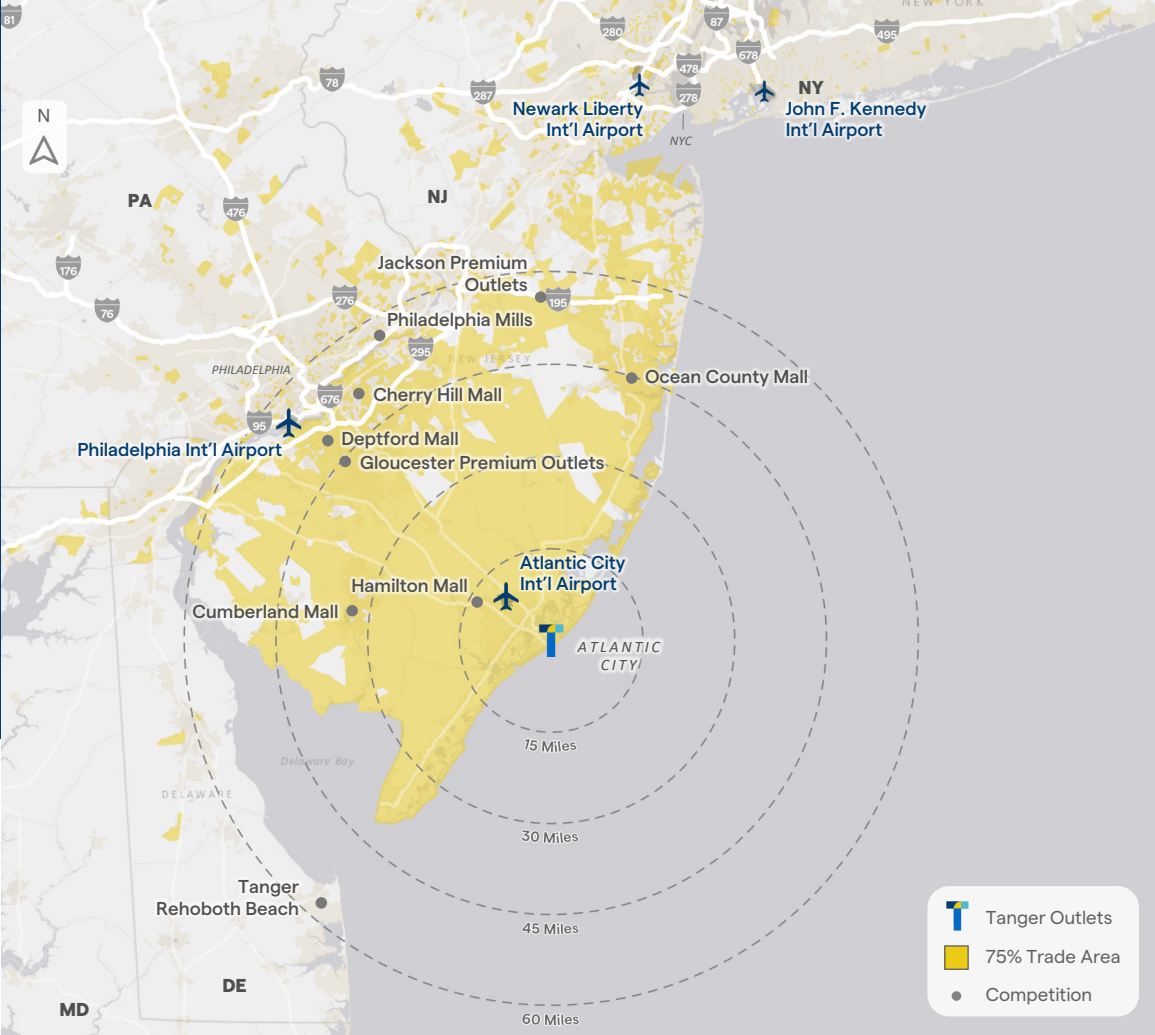
0.2%
2023-2028 Population Growth Rate
U.S. 1.5%

40.9
Median Age
U.S. 39.0

\$119K
Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Atlantic City, NJ MSA
2023 Population	4,891,970	239,733	421,392	1,231,430	275,675
2023-2028 Pop. Growth	0.2%	-0.8%	-0.4%	0.2%	-0.9%
Households	1,861,608	95,844	167,422	482,193	108,331
Avg. HH Income	\$118,757	\$101,173	\$107,283	\$110,298	\$99,134
Median Age	40.9	42.4	44.2	43.3	41.5

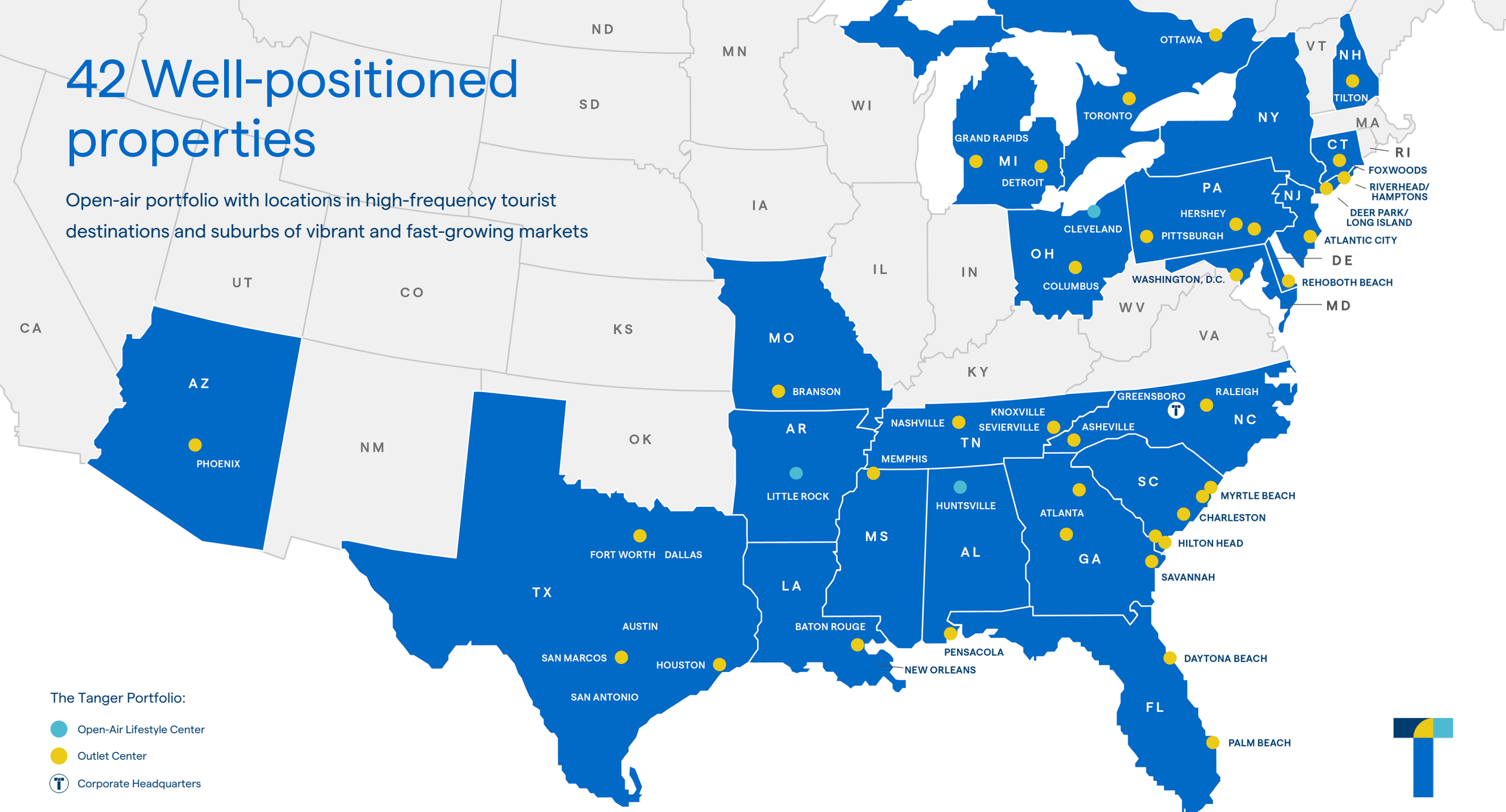
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Hamilton Mall	13	17
Cumberland Mall	32	55
Gloucester Premium Outlets	44	43
Ocean County Mall	45	53
Deptford Mall	48	51
Cherry Hill Mall	51	60
Jackson Premium Outlets	55	72
Philadelphia Mills	57	77
Tanger Rehoboth Beach	58	155

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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