



Tanger
COLUMBUS

LOYAL GUESTS. UNBEATABLE VALUE.



Outlet shopping in one of the fastest-growing big American cities

Columbus is vastly outpacing the rest of Ohio in population growth due to its diverse economy, including a strong presence in healthcare, education, and technology. Tanger Columbus is the top outlet center in this high-growth market.

ADDRESS

400 South Wilson Rd.,
Sunbury, OH 43074

355K SF

Open-air shopping
destination

80+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Columbus, OH (20 mi)
Dayton, OH (75 mi)

MSA POPULATION

2,200,346 – Columbus, OH

TOURIST HUB

50 million visitors to
Greater Columbus, OH



COACH
OUTLET



AMERICAN EAGLE®
OUTFITTERS

OLD NAVY

Prime location

Positioned just off Interstate 71, providing easy access for travelers and locals alike.



125,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
John Glenn Columbus International Airport
17 miles south of the center

¹Includes surrounding roadways that may not be visible on aerial



COLUMBUS, OH RANKINGS

#1 Fastest Growing Market in Ohio

ESRI

#3 Hottest Housing Markets in U.S.

Zillow

#6 Best Places to Visit in Ohio

U.S. News & World Report



BUSINESS CLIMATE

Highly diversified economy with some of the worlds most recognized companies, Scotts Miracle-Gro, Express, JPMorgan Chase, Nationwide, and Abercrombie & Fitch

Top tech talent market

302 Foreign-Owned Establishments



PROXIMITY TO UNIVERSITIES / COLLEGES

140K+ students within 50 miles

- Ohio State University, largest university in the state with 65K students and 31K employees
- Other nearby universities include Franklin University and Ashland University



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+4.0K Multi-Family Units

+3 Hotels

+262 Hotel Rooms

Source: CoStar

TANGER COLUMBUS

Demographics

TRADE AREA

2.8M
2023 Population

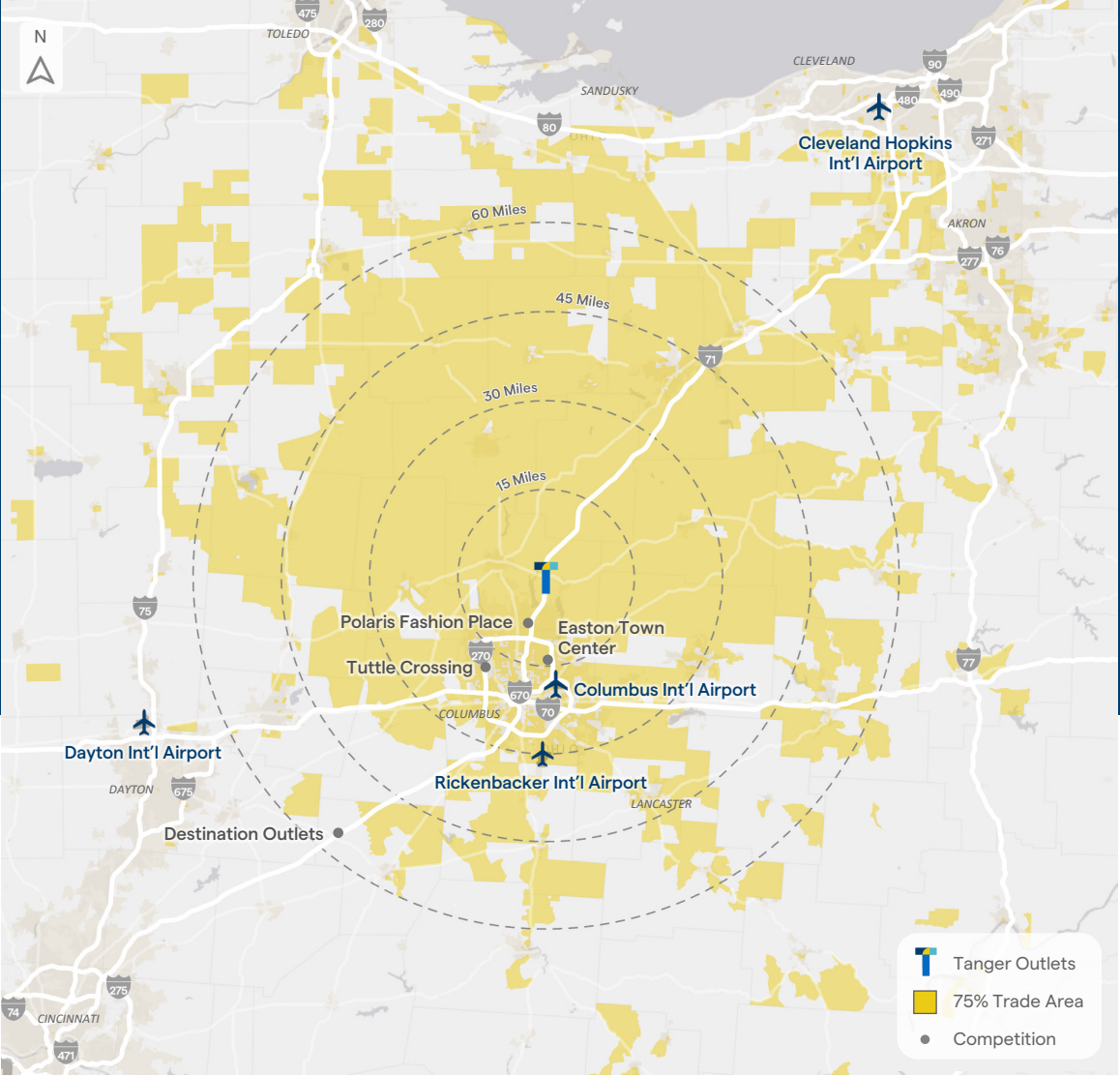
1.2%
2023-2028 Population Growth Rate
U.S. 1.5%

39.1
Median Age
U.S. 39.0

\$104K
Average Household Income
U.S. \$106K

| | Trade Area | 15 Miles | 30 Miles | 45 Miles | Columbus, OH MSA |
|-----------------------|------------|-----------|-----------|-----------|------------------|
| 2023 Population | 2,814,846 | 578,674 | 1,977,201 | 2,471,130 | 2,200,346 |
| 2023-2028 Pop. Growth | 1.2% | 3.0% | 2.3% | 1.9% | 2.2% |
| Households | 1,100,551 | 226,357 | 784,140 | 978,366 | 868,773 |
| Avg. HH Income | \$103,517 | \$129,257 | \$106,162 | \$101,856 | \$105,069 |
| Median Age | 39.1 | 38.2 | 37.0 | 37.9 | 37.5 |

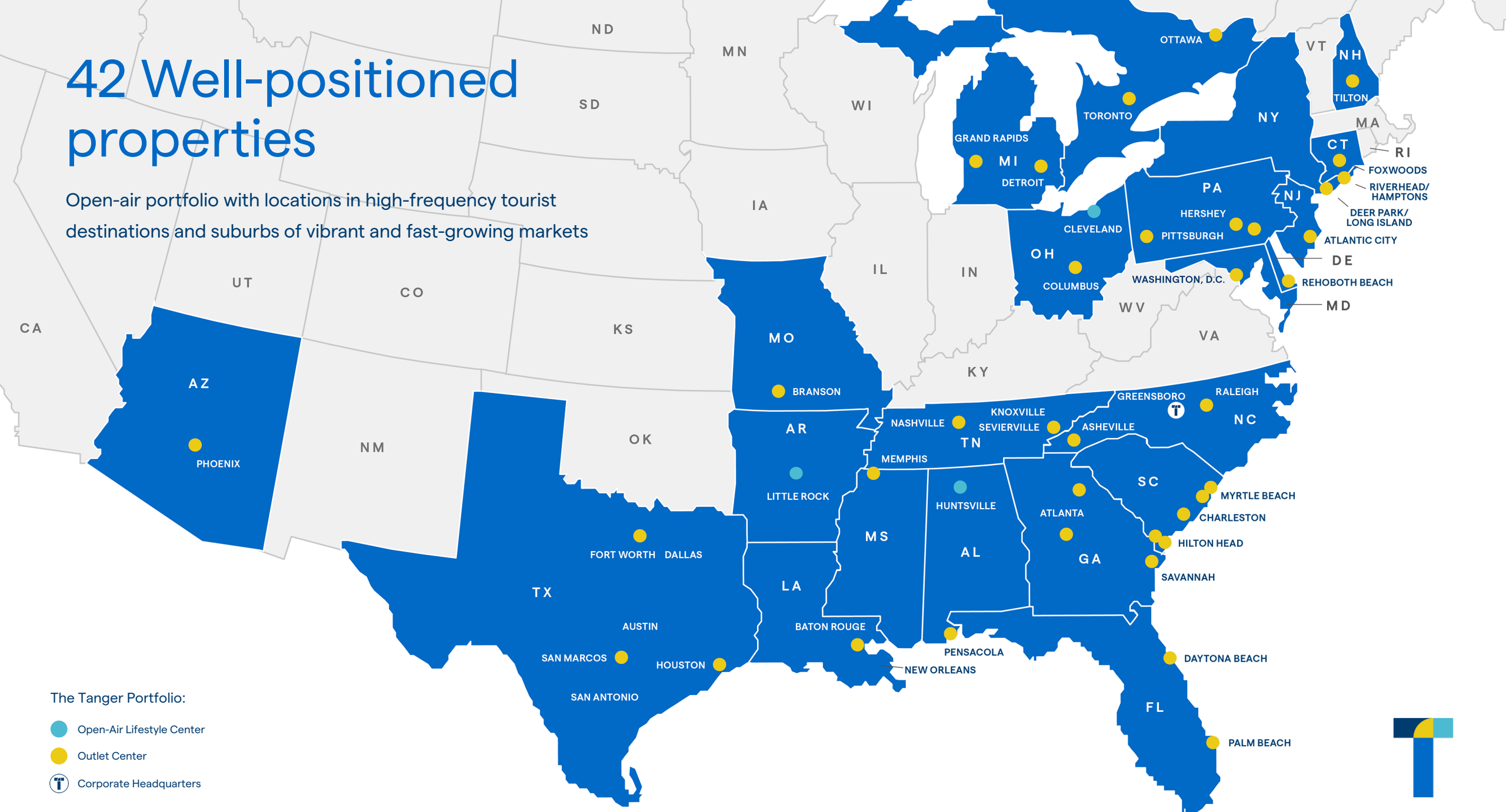
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



| Market Retail | DISTANCE (Miles) | DRIVE TIME (Minutes) |
|-----------------------|------------------|----------------------|
| Polaris Fashion Place | 8 | 20 |
| Easton Town Center | 14 | 25 |
| Tuttle Crossing | 17 | 27 |
| Destination Outlets | 57 | 67 |

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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Tanger[®]