



**Tanger**  
COMMERCE

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER COMMERCE



# Premier outlet in the high-growth Atlanta market

Strategically located northeast of Atlanta off I-85, Tanger Commerce is one of two Tanger centers in the Atlanta metro area. Convenient to the north side of Atlanta and the cities of Athens and Gainesville, Tanger Commerce provides the ideal location for retailers who want to grow their business.

## ADDRESS

800 Steven B. Tanger Blvd.,  
Commerce, GA 30529

## 371K SF

Open-air shopping  
destination

## 65+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Athens, GA (20 mi)  
Atlanta, GA (60 mi)  
Greenville, SC (75 mi)

## MSA POPULATION

85,239 – Jefferson, GA  
6,313,755 – Atlanta, GA

## TOURIST HUB

57 million visitors to  
Greater Atlanta, GA

POLO  RALPH LAUREN



COACH  
OUTLET

MICHAEL KORS

Marshalls

AMERICAN EAGLE®  
OUTFITTERS



# Prime location

Strategically located near Interstate 85, making it highly accessible for visitors from various directions.



**83,000+ cars**  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
Hartsfield-Jackson Atlanta International Airport  
67 miles southwest of the center

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





## 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 UNIVERSITIES / COLLEGES

**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 15 miles)

**+2** Hotels

**+158** Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

1.2M

2023 Population

38.0

Median Age

U.S. 39.0

4.2%

2023-2028 Population Growth Rate

U.S. 1.5%

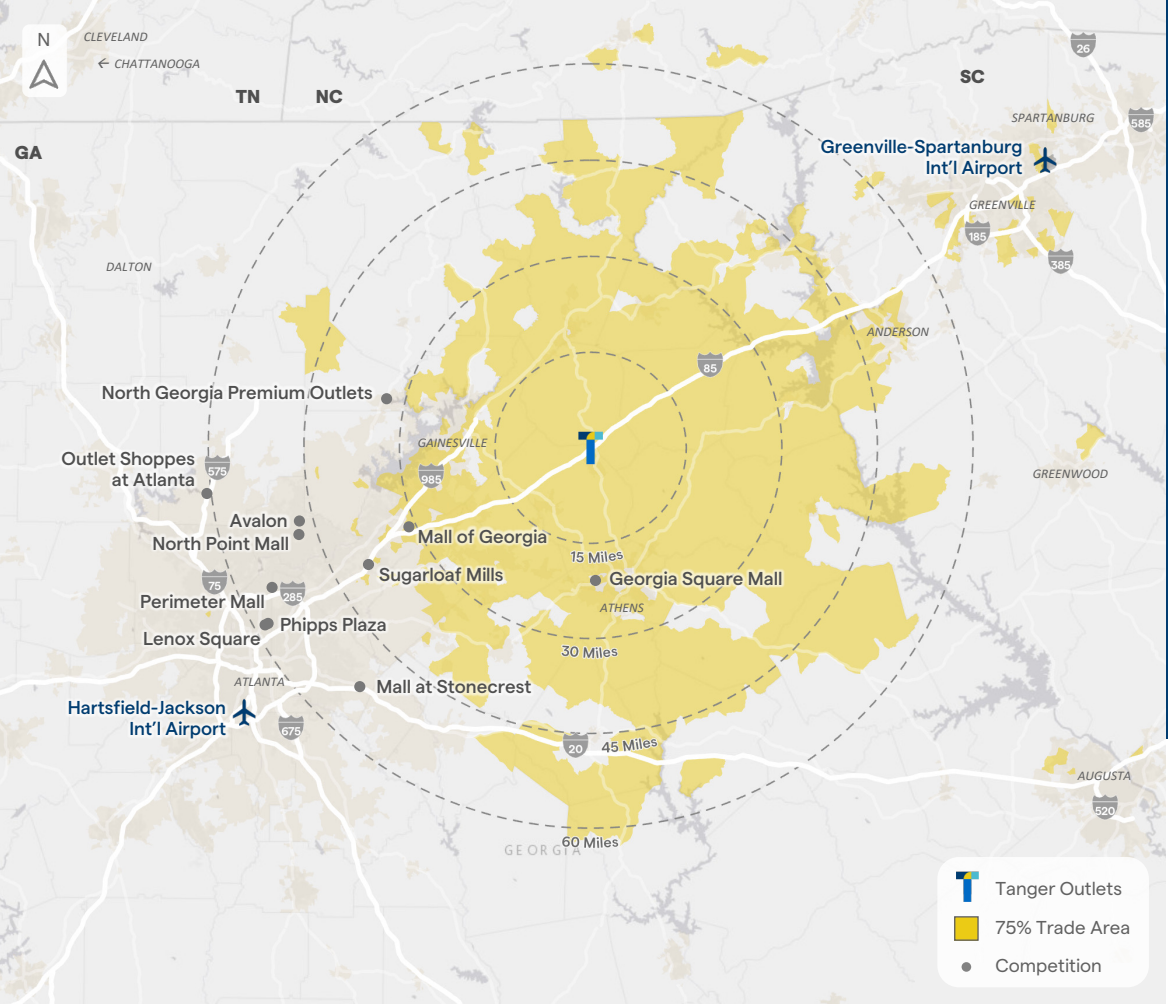
\$97K

Average Household Income

U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Atlanta, GA MSA
2023 Population	1,175,672	94,987	841,950	2,183,378	6,313,755
2023-2028 Pop. Growth	4.2%	3.5%	4.2%	4.5%	3.4%
Households	425,312	33,462	302,141	763,767	2,351,252
Avg. HH Income	\$97,056	\$85,524	\$95,078	\$108,498	\$115,954
Median Age	38.0	39.4	36.7	37.4	37.0

Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Georgia Square Mall	21	39
Mall of Georgia	32	39
North Georgia Premium Outlets	34	69
Sugarloaf Mills	39	44
North Point Mall	49	71
Mall at Stonecrest	52	97
Perimeter Mall	56	68
Phipps Plaza	58	70
Lenox Square	58	71
Outlet Shoppes at Atlanta	61	95

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

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



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**Tanger**<sup>®</sup>