



Tanger
FOLEY

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER FOLEY



A top outlet destination on the Gulf Coast

Just minutes from the white sand beaches of the Gulf Coast, Foley welcomes families back year-after-year with its world-class attractions and nationally recognized sports tourism events for all ages.

ADDRESS

2601 S. McKenzie St.,
Foley, AL 36535

555K SF

Open-air shopping
destination

100+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Pensacola, FL (30 mi)
Mobile, AL (30 mi)

MSA POPULATION

248,576 – Foley, AL

TOURIST HUB

7 million visitors to the
Alabama Gulf Coast

POLO  RALPH LAUREN



MICHAEL KORS

 **Columbia**
FACTORY STORE

T.J. maxx

Prime location

Located near State Highway 59, easily accessible for travelers from nearby Gulf Shores, Orange Beach, and surrounding communities along the Alabama Gulf Coast.



64,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Pensacola International Airport
30 miles east of the center

¹Includes surrounding roadways that may not be visible on aerial



GULF SHORES, AL RANKINGS

#1 Best Alabama Beaches
U.S. News & World Report

#1 Best Family Beach Vacations
U.S. News & World Report

#2 Best Weekend Getaways in the South
U.S. News & World Report

#5 Best Coastal Towns
USA Today



TOURIST MAGNET

Top tourist destination in the state of Alabama

Hosts over **7 million visitors** annually

Less than two miles from **OWA Parks & Resort**, a 520-acre amusement park that attracts over one million visitors annually



SPORTS TOURISM

Foley Sports Tourism Complex – a major driver of tourism and economic growth

16 multi-purpose fields

150+ events

100K+ visitors each year

\$15M+ in economic impact for the city annually



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+791 Multi-Family Units

+16 Hotels

+1.9K Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

3.9M
2023 Population

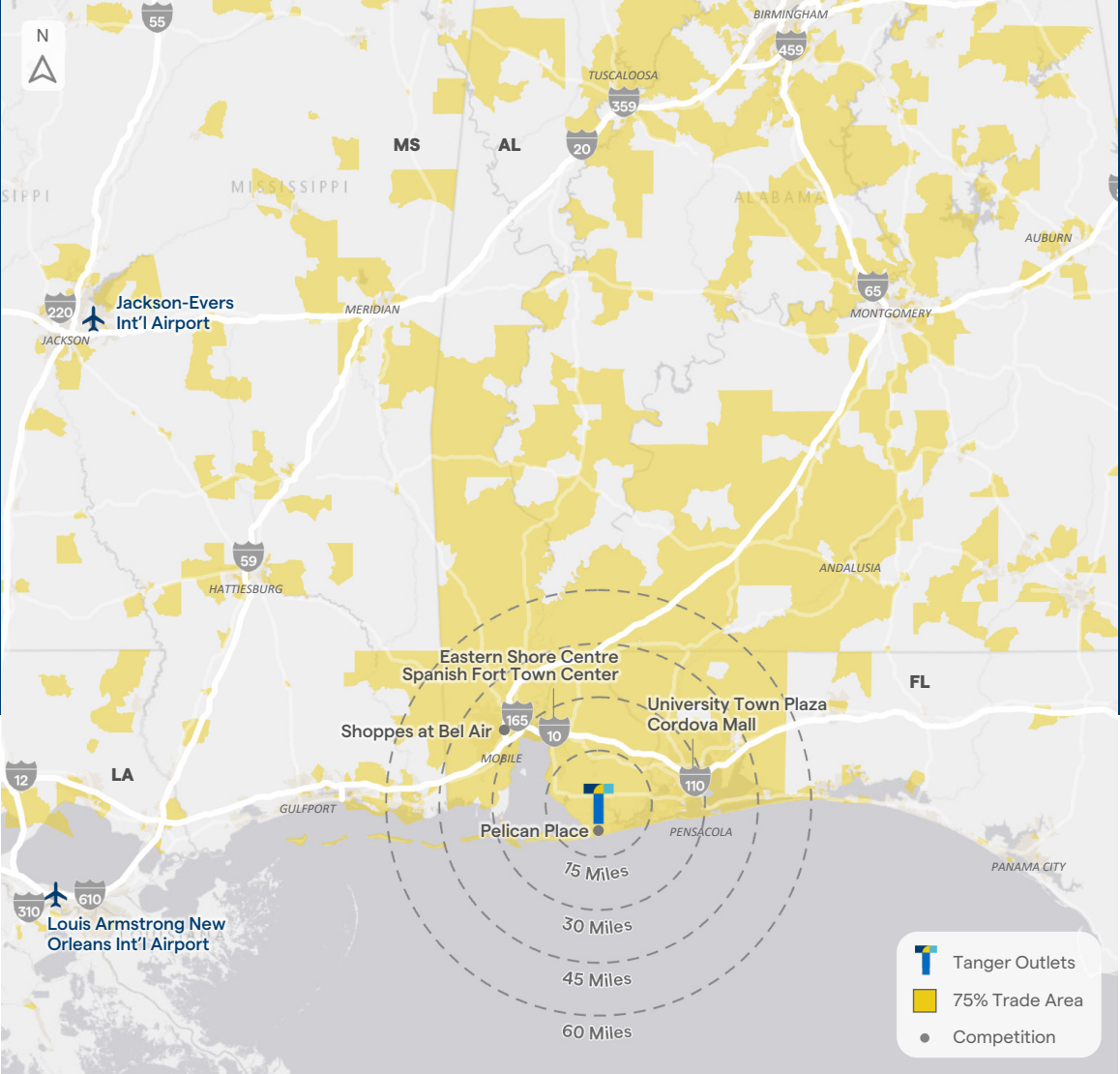
2.0%
2023-2028 Population Growth Rate
U.S. 1.5%

40.1
Median Age
U.S. 39.0

\$96K
Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Foley, AL MSA
2023 Population	3,888,608	129,634	528,824	1,091,527	248,576
2023-2028 Pop. Growth	2.0%	6.3%	3.5%	2.1%	6.4%
Households	1,504,389	54,291	212,746	436,450	100,436
Avg. HH Income	\$96,147	\$86,888	\$87,035	\$86,155	\$93,601
Median Age	40.1	44.4	41.3	40.8	43.3

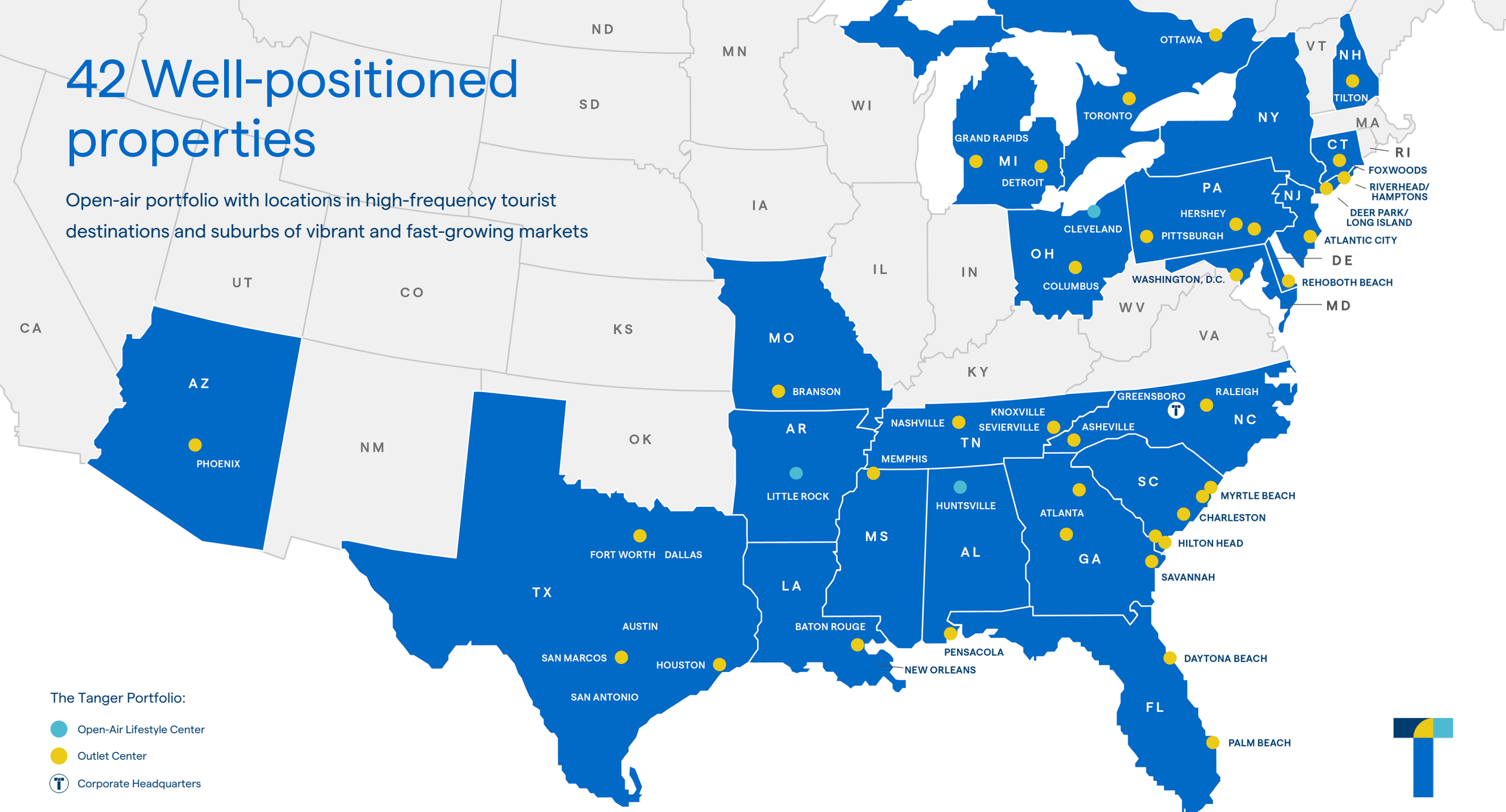
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Pelican Place at Craft Farms	5	15
Eastern Shore Centre	23	45
Spanish Fort Town Center	24	48
University Town Plaza	28	59
Cordova Mall	29	66
The Shoppes at Bel Air	33	63

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

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