



Tanger
GONZALES

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER GONZALES



Outlet shopping in the heart of Louisiana's tourism territory

Located between New Orleans and Baton Rouge, the largest cities in Louisiana, Tanger Gonzales is a destination for both local residents and tourists. The area is known for its rich history, culture, music, and cuisine.

ADDRESS

2100 S. Tanger Blvd.,
Gonzales, LA 70737

321K SF

Open-air shopping
destination

60+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Baton Rouge, LA (20 mi)
New Orleans, LA (55 mi)

MSA POPULATION

884,436 – Baton Rouge, LA

TOURIST HUB

7.2 million visitors to
Baton Rouge, LA

POLO RALPH LAUREN



COACH
OUTLET

Bath & Body Works®

OLD NAVY

J.CREW
FACTORY

Prime location

Strategically positioned near Interstate 10 and Highway 30, enabling it to draw visitors from Baton Rouge, New Orleans, and beyond.



110,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Louis Armstrong New Orleans International Airport
43 miles east of the center

¹Includes surrounding roadways that may not be visible on aerial



JAMBALAYA CAPITAL OF THE WORLD

Gonzales is famous for its **Cajun and Creole cuisine**

Host to vibrant cultural festivals including the annual **Jambalaya Festival**, founded in 1968



TOURIST HUB

Just a short drive from major tourist destinations in Louisiana

Baton Rouge (20 min)
The capital of Louisiana

New Orleans (60 min)
A world-renowned city known for its iconic French Quarter and vibrant nightlife



PROXIMITY TO UNIVERSITIES / COLLEGES

90K+ students within 50 miles

- Louisiana State University, largest in state with over 37K students
- Southeastern Louisiana University, 13K students
- Southern University / A&M College, 8.2K students



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+159 Multi-Family Units

+2 Hotels

+234 Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

1.3M

2023 Population

37.3

Median Age
U.S. 39.0

0.8%

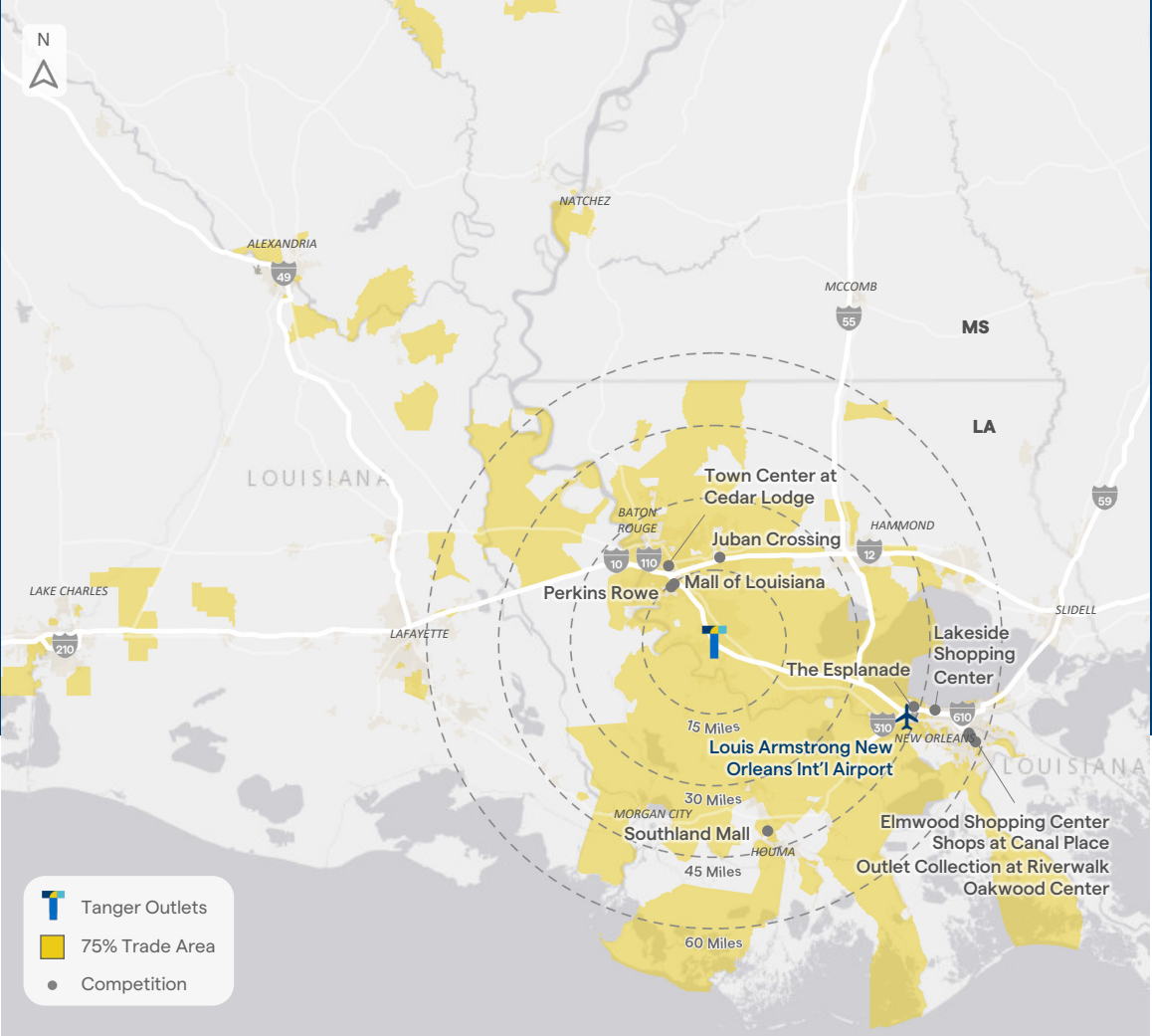
2023-2028 Population Growth Rate
U.S. 1.5%

\$92K

Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Baton Rouge, LA MSA
2023 Population	1,319,754	274,355	847,761	1,301,435	884,436
2023-2028 Pop. Growth	0.8%	2.8%	1.2%	0.8%	1.2%
Households	507,669	104,780	329,102	502,001	341,128
Avg. HH Income	\$92,060	\$108,334	\$91,161	\$88,112	\$91,147
Median Age	37.3	36.9	36.3	36.9	36.5

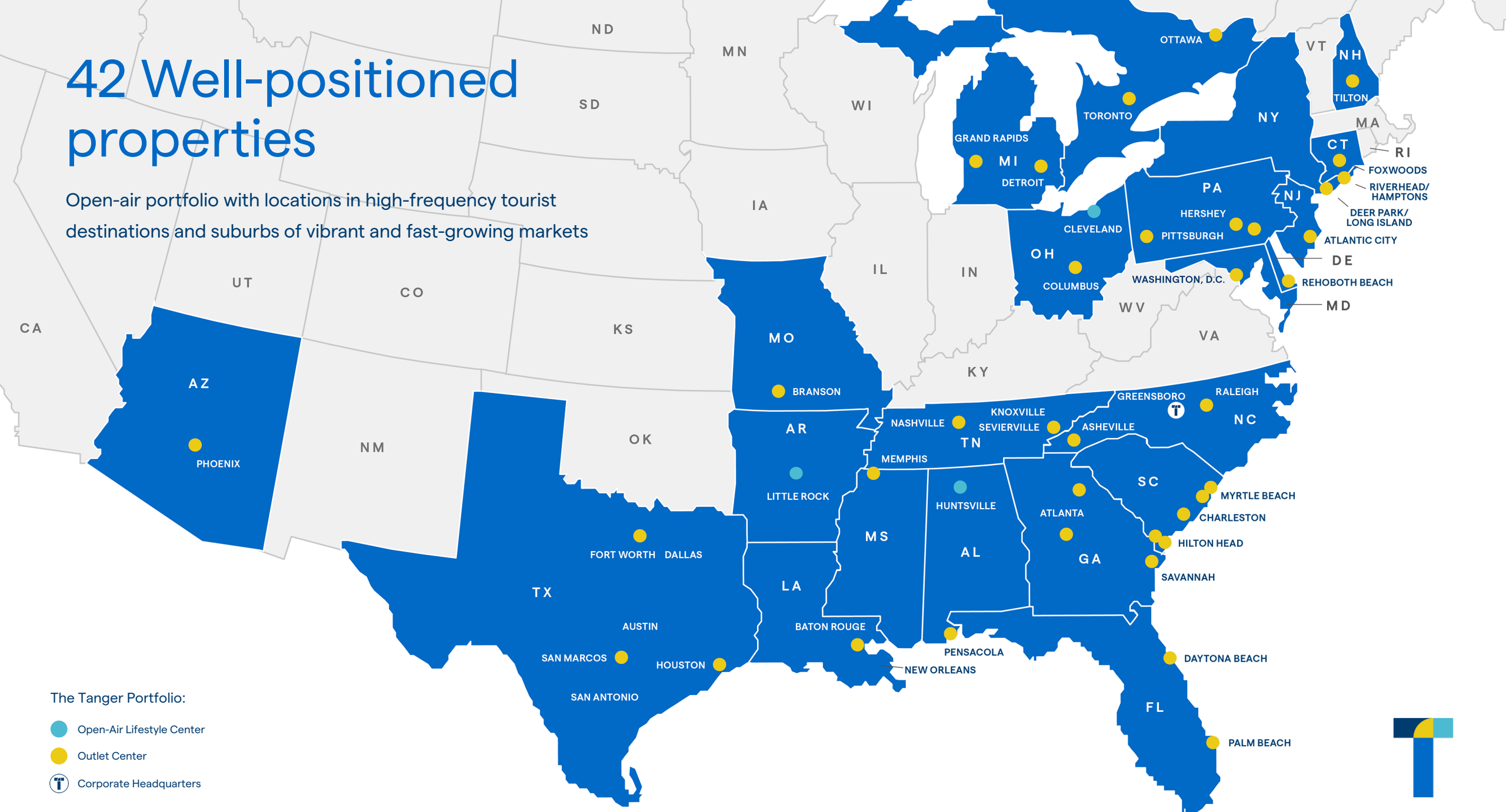
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Perkins Rowe	14	24
Mall of Louisiana	15	23
Juban Crossing	18	37
Town Center at Cedar Lodge	18	26
Southland Mall	42	86
The Esplanade	44	47
Elmwood Shopping Center	68	54
Shops at Canal Place	75	62
Outlet Collection at Riverwalk	75	63
Oakwood Center	78	62

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[®]