



**Tanger**  
HERSHEY

LOYAL GUESTS. UNBEATABLE VALUE.



TANGER HERSHEY



# Outlet shopping in the sweetest place on Earth

Premier dining, amusement parks, live entertainment, and a relaxing vacation spot makes Hershey the perfect destination for the entire family. Known as the home of The Hershey Company and various chocolate-themed attractions.

## ADDRESS

46 Outlet Square,  
Hershey, PA 17033

## 250K SF

Open-air shopping  
destination

## 55+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Harrisburg, PA (15 mi)  
York, PA (20 mi)  
Lancaster, PA (25 mi)

## MSA POPULATION

602,752 – Harrisburg, PA

## TOURIST HUB

10 million visitors to  
Hershey-Harrisburg  
Region



COACH  
OUTLET

AMERICAN EAGLE®  
OUTFITTERS

Bath & Body Works®



# Prime location

Conveniently located off Hershey Park Drive, an ideal location to draw visitors to Hershey's many chocolate-themed attractions including Hershey Park, the largest amusement park in Pennsylvania.



**35,000+ cars**  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
Philadelphia International Airport  
80 miles east of the center

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





## HARRISBURG, PA RANKINGS

**#1** Best Places to Retire  
U.S. News & World Report

**#1** Best Theme Park Hotel –  
The Hotel Hershey  
USA Today

**#6** Best Theme Park –  
Hersheypark  
USA Today

**#38** Best Places to Live in U.S.  
U.S. News & World Report



## CHOCOLATE CAPITAL OF THE WORLD

Resort town known for its  
sweet chocolate heritage and  
many attractions

Located within 1 mile:

**Hersheypark**

**The Hotel Hershey**

**Hershey's Chocolate World**

**The Hershey Story Museum**

**Hershey Gardens**

**Hershey Theatre**



## WORLD-CLASS GOLF COURSES

**3** golf courses nearby

**Hershey Country Club**

2 miles away, one of the top 50  
resorts in the U.S.

**Spring Creek**

1.7 miles away

**Hershey Country Club**

2 miles away



## A GROWING COMMUNITY

(proposed, planned or under  
construction within 10 miles)

**+953** Multi-Family Units

**+9** Hotels

**+706** Hotel Rooms

Source: CoStar



Demographics

TRADE AREA

1.1M

2023 Population

43.1

Median Age  
U.S. 39.0

0.8%

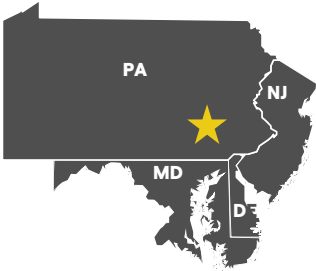
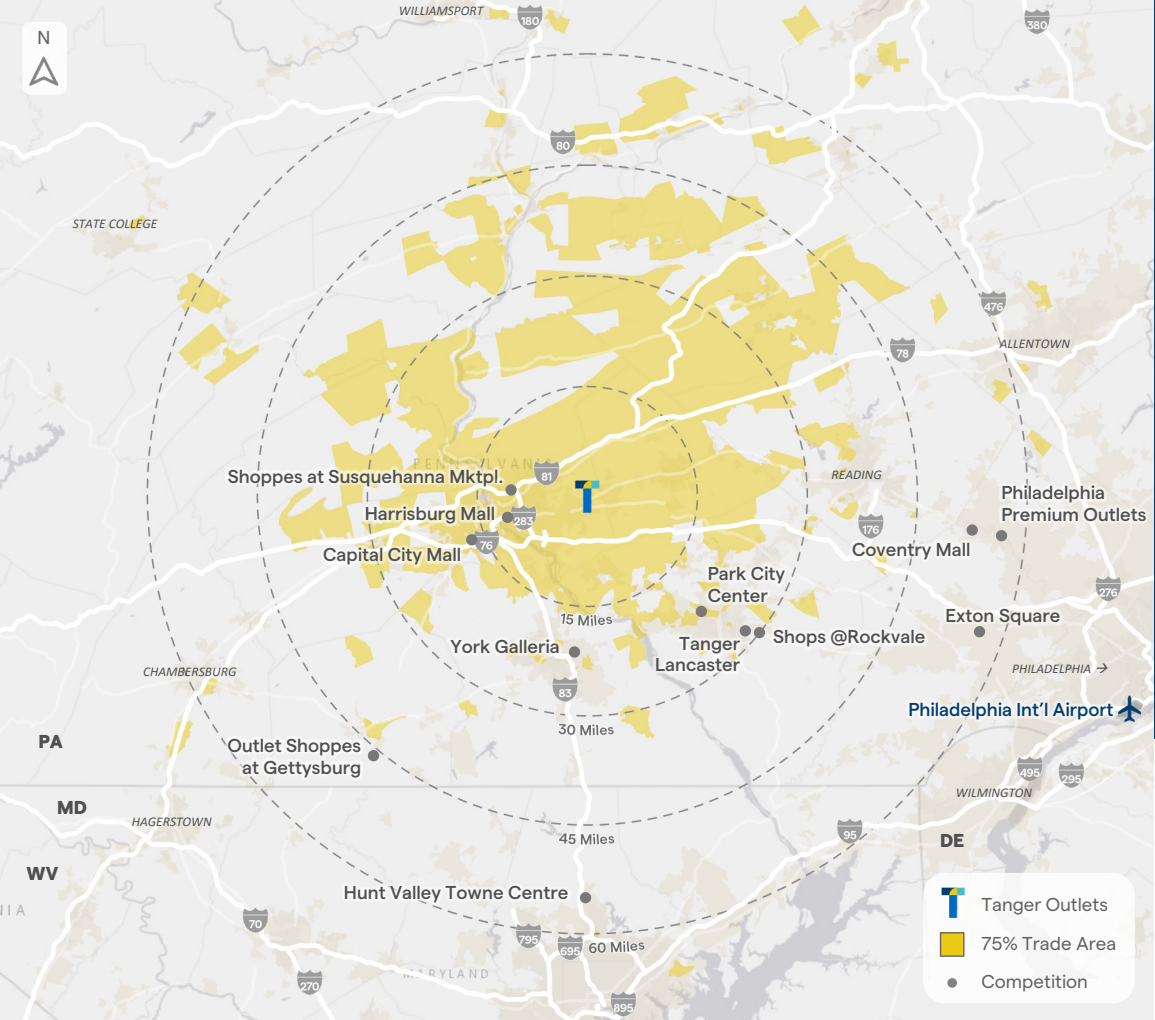
2023-2028 Population Growth Rate  
U.S. 1.5%

\$103K

Average Household Income  
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Harrisburg, PA MSA
2023 Population	1,079,168	488,930	1,513,546	2,469,609	602,752
2023-2028 Pop. Growth	0.8%	1.2%	1.1%	0.7%	1.5%
Households	431,372	198,351	598,919	962,983	244,328
Avg. HH Income	\$103,198	\$98,304	\$101,629	\$100,235	\$100,630
Median Age	43.1	42.0	42.0	42.0	42.2

Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics

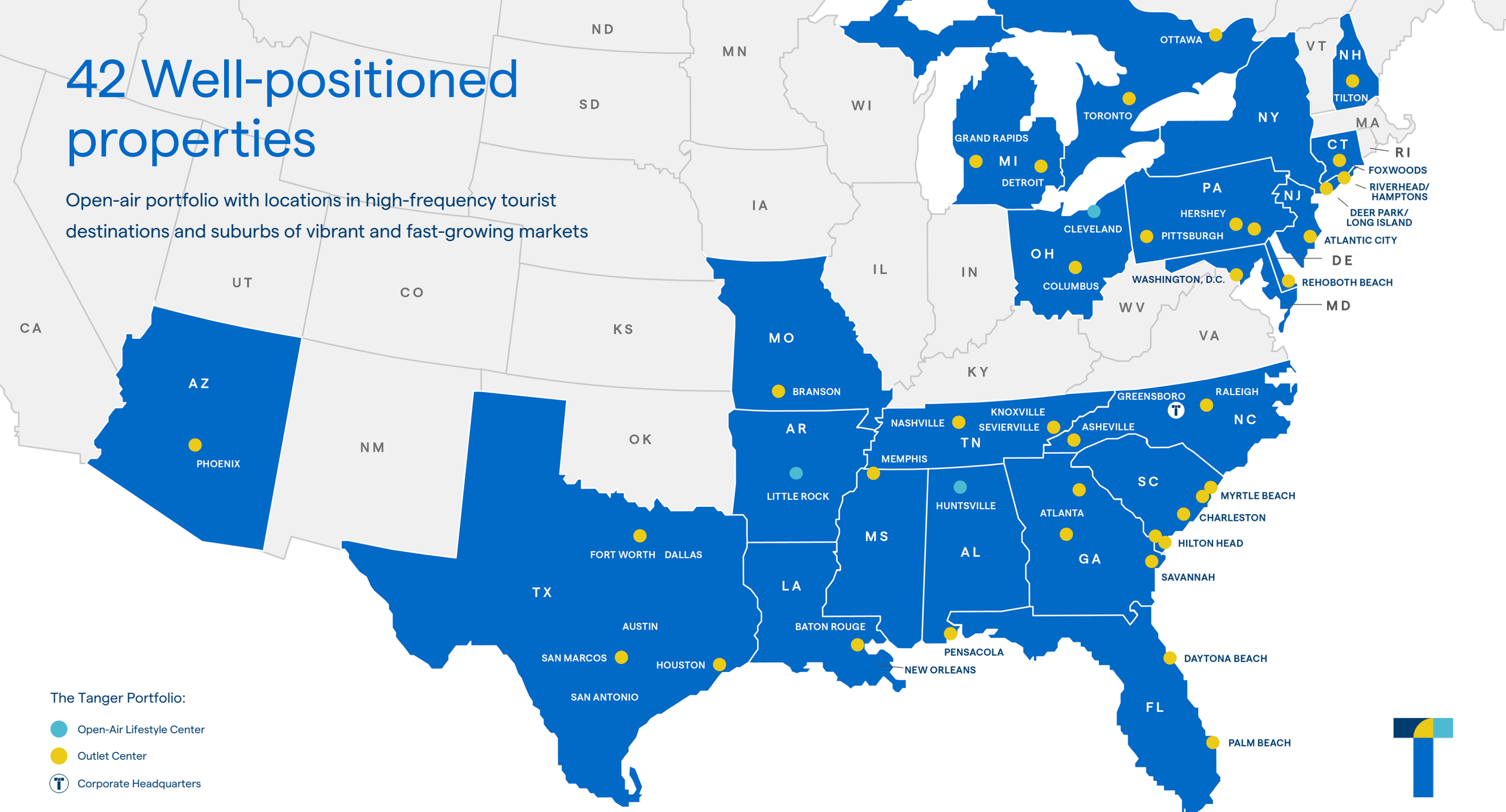


Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Harrisburg Mall	10	20
The Shoppes at Susquehanna Mktpl.	10	28
Capital City Mall	16	30
York Galleria	21	50
Park City Center	23	38
Tanger Lancaster	29	44
Shops @Rockvale	30	47
Outlet Shoppes at Gettysburg	45	59
Coventry Mall	52	77
Hunt Valley Towne Centre	56	77
Exton Square	57	72
Philadelphia Premium Outlets	57	82



# 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**<sup>®</sup>