



**Tanger**  
HILTON HEAD

LOYAL GUESTS. UNBEATABLE VALUE.



TANGER HILTON HEAD



# The exclusive outlets in South Carolina's most prestigious resort town

Hilton Head is home to two Tanger centers, serving local residents as well as the three million visitors to the market each year. The area is famous for world-class resorts, golf, tennis, beaches, and exceptional outlet shopping.

## ADDRESS

HH1: 1253 Fording Island Rd.,  
Bluffton, SC 29910  
HH2: 1414 Fording Island Rd.,  
Bluffton, SC 29910

## 388K SF

Open-air shopping  
destination

## 85+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Savannah, GA (25 mi)  
Charleston, SC (65 mi)

## MSA POPULATION

225,412 – Hilton Head  
Island, SC

## TOURIST HUB

3.1 million visitors to  
Hilton Head, SC

POLO  RALPH LAUREN

  
UNDER ARMOUR

SERENA & LILY  
OUTLET

  
vineyard vines

Bath & Body Works®



# Prime location

Located near Highway 278, easily accessible for visitors coming from Hilton Head Island and surrounding areas.



60,000+ cars  
pass by per day on  
surrounding roadways<sup>1</sup>



Nearest Major Airport  
Savannah-Hilton Head International Airport  
22 miles west of the center

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





HILTON HEAD, SC  
RANKINGS

**#1** Best Island in the U.S.  
Conde Nast Traveler

**#1** Best South Carolina  
Beaches  
U.S. News & World Report

**#2** Best Places to Visit in South  
Carolina  
U.S. News & World Report



TOURIST HUB

**3.1M** tourists annually to Hilton  
Head, SC

Home to world-renowned  
beaches including **Coligny  
Beach Park and Driessen  
Beach Park**



A TOP GOLF  
DESTINATION

Golf Digest’s **#10 best golf  
destination** in the world

**33** golf courses, **23** of which  
are champion courses

Home to numerous courses  
designed by famous golf  
architects, such as **Heron Point  
by Pete Dye, Robert Trent  
Jones Course, and Golden  
Bear by Jack Nicklaus**



A GROWING  
COMMUNITY

(proposed, planned or under  
construction within 10 miles)

**+981** Multi-Family Units

**+4** Hotels

**+348** Hotel Rooms

Source: CoStar



TANGER HILTON HEAD

Demographics

TRADE AREA

372K  
2023 Population

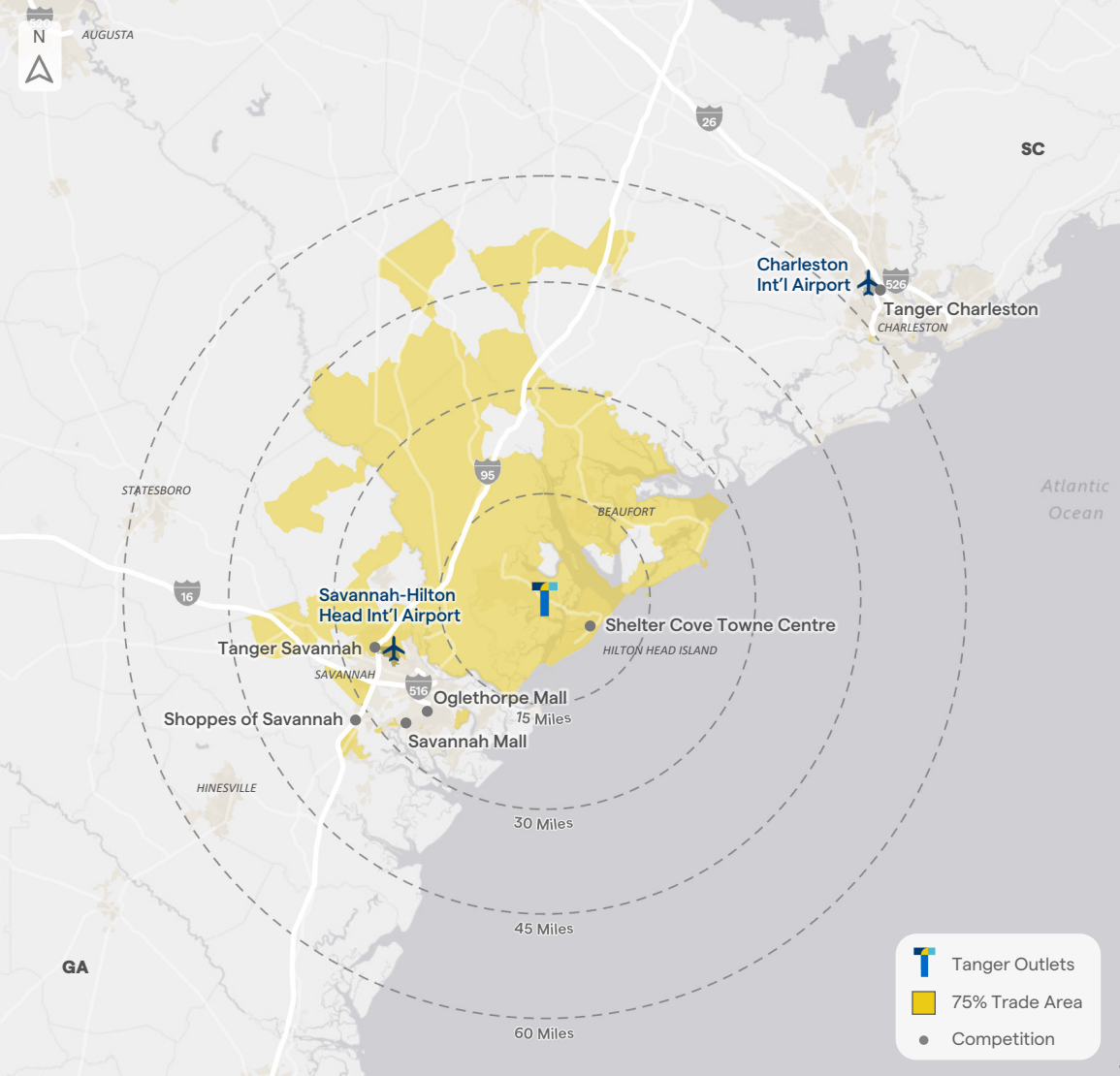
3.1%  
2023-2028 Population Growth Rate  
U.S. 1.5%

38.0  
Median Age  
U.S. 39.0

\$108K  
Average Household Income  
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Hilton Head Island, SC MSA
2023 Population	372,021	167,360	562,538	682,575	225,412
2023-2028 Pop. Growth	3.1%	1.6%	2.3%	3.0%	1.5%
Households	144,444	69,816	226,469	271,550	92,248
Avg. HH Income	\$107,887	\$116,258	\$100,696	\$99,477	\$107,733
Median Age	38.0	43.1	38.5	38.7	42.0

Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics

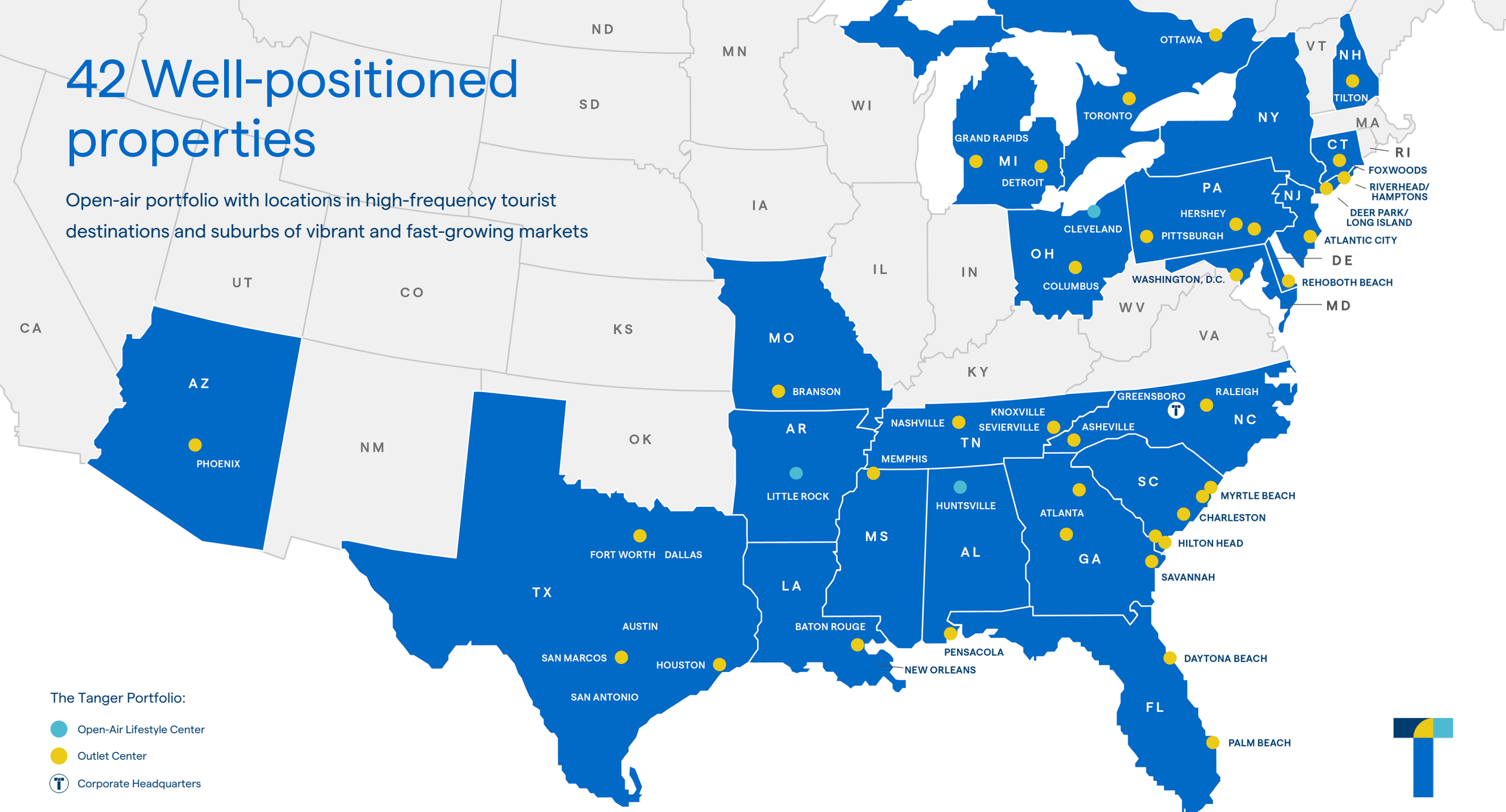


Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Shelter Cove Towne Centre	8	20
Oglethorpe Mall	24	52
Tanger Savannah	25	40
Savannah Mall	27	54
Shoppes of Savannah	32	48
Tanger Charleston	64	110



# 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>