



Tanger
LANCASTER

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER LANCASTER



Outlet shopping nestled in the popular Dutch Country

The Lancaster area, with the Pennsylvania Dutch attractions, theme parks, theatres, beautiful countryside and farmlands, and great outlet shopping brings millions of tourists to the region each year.

ADDRESS

311 Stanley K Tanger
Blvd., Lancaster, PA
17602-1467

376K SF

Open-air shopping
destination

65+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Reading, PA (25 mi)
Harrisburg, PA (40 mi)
Baltimore, MD (55 mi)
Philadelphia, PA (55 mi)

MSA POPULATION

559,987 – Lancaster, PA

TOURIST HUB

10 million visitors to
Hershey-Harrisburg
Region

POLO  RALPH LAUREN



COACH
OUTLET

POTTERY BARN
OUTLET

AMERICAN EAGLE®
OUTFITTERS

Prime location

Positioned at the junction of U.S. Route 30 and Lincoln Highway East, enabling it to attract visitors from Philadelphia, Harrisburg, York, and beyond.



35,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Philadelphia International Airport
55 miles east of the center

¹Includes surrounding roadways that may not be visible on aerial



LANCASTER, PA RANKINGS

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

#55 Best Places to Live in the
U.S.
U.S. News & World Report



TOURISM HUB

26K jobs supported by the
tourism industry

3 live-entertainment houses:
Sight & Sound Theatre, Dutch
Apple Dinner Theatre, and
American Music Theatre

15 museums and over **80** art
galleries



DIVERSE ECONOMY

Top industries include
**agriculture, manufacturing,
healthcare, and education**

224K+ students within **50**
miles

- University of Delaware, 24K students
- Towson University, 20K students
- West Chester University, 17K students



A GROWING COMMUNITY

(proposed, planned or under
construction within 10 miles)

+1.3K Multi-Family Units

+6 Hotels

+624 Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

1.5M

2023 Population

41.7

Median Age

U.S. 39.0

0.8%

2023-2028 Population Growth Rate

U.S. 1.5%

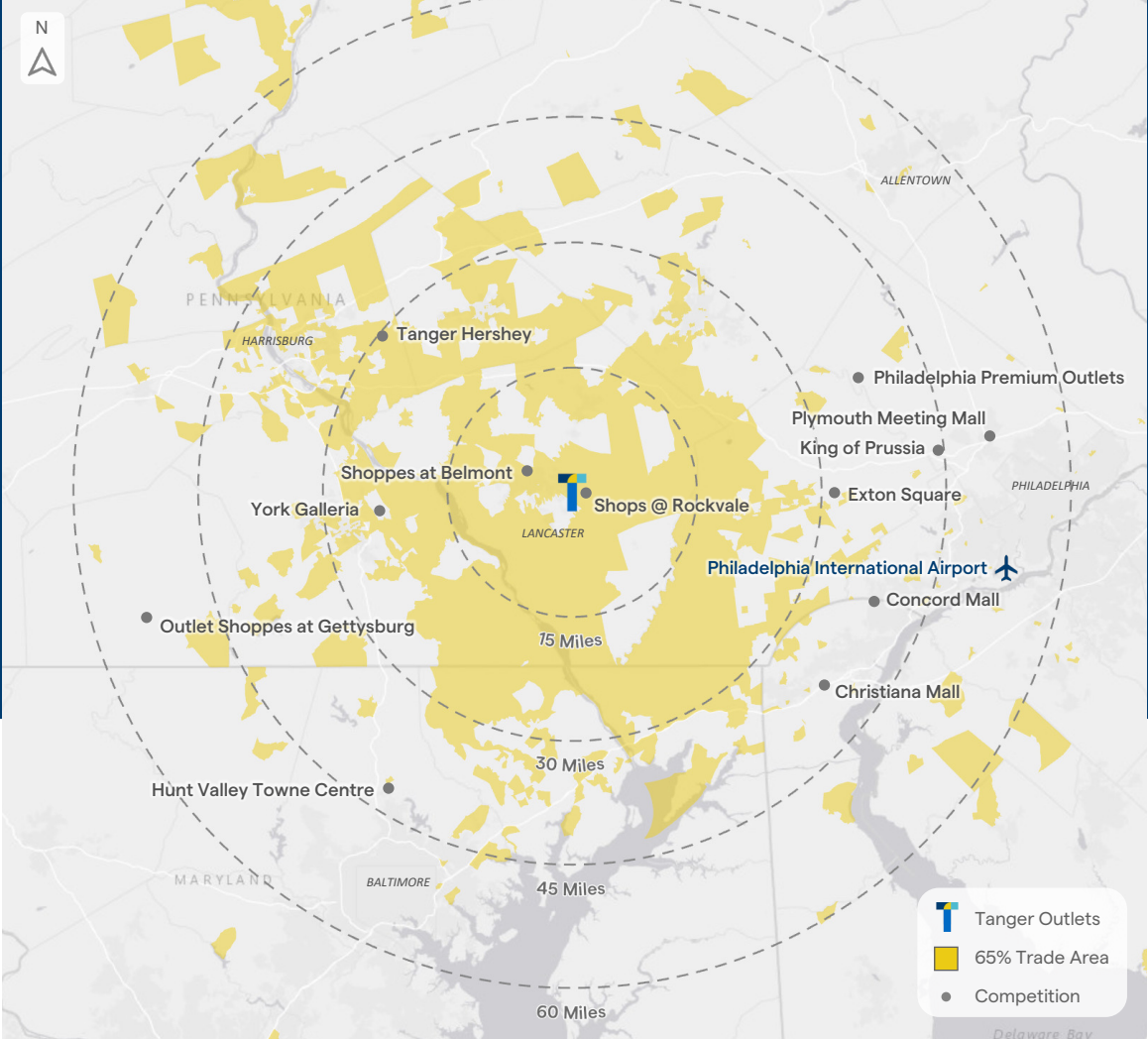
\$117K

Average Household Income

U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Lancaster, PA MSA
2023 Population	1,471,710	460,036	1,597,477	3,991,192	559,987
2023-2028 Pop. Growth	0.8%	0.8%	0.9%	1.0%	0.9%
Households	561,407	172,967	601,503	1,538,771	210,539
Avg. HH Income	\$117,367	\$106,017	\$108,905	\$119,085	\$106,728
Median Age	41.7	40.1	40.6	41.3	40.1

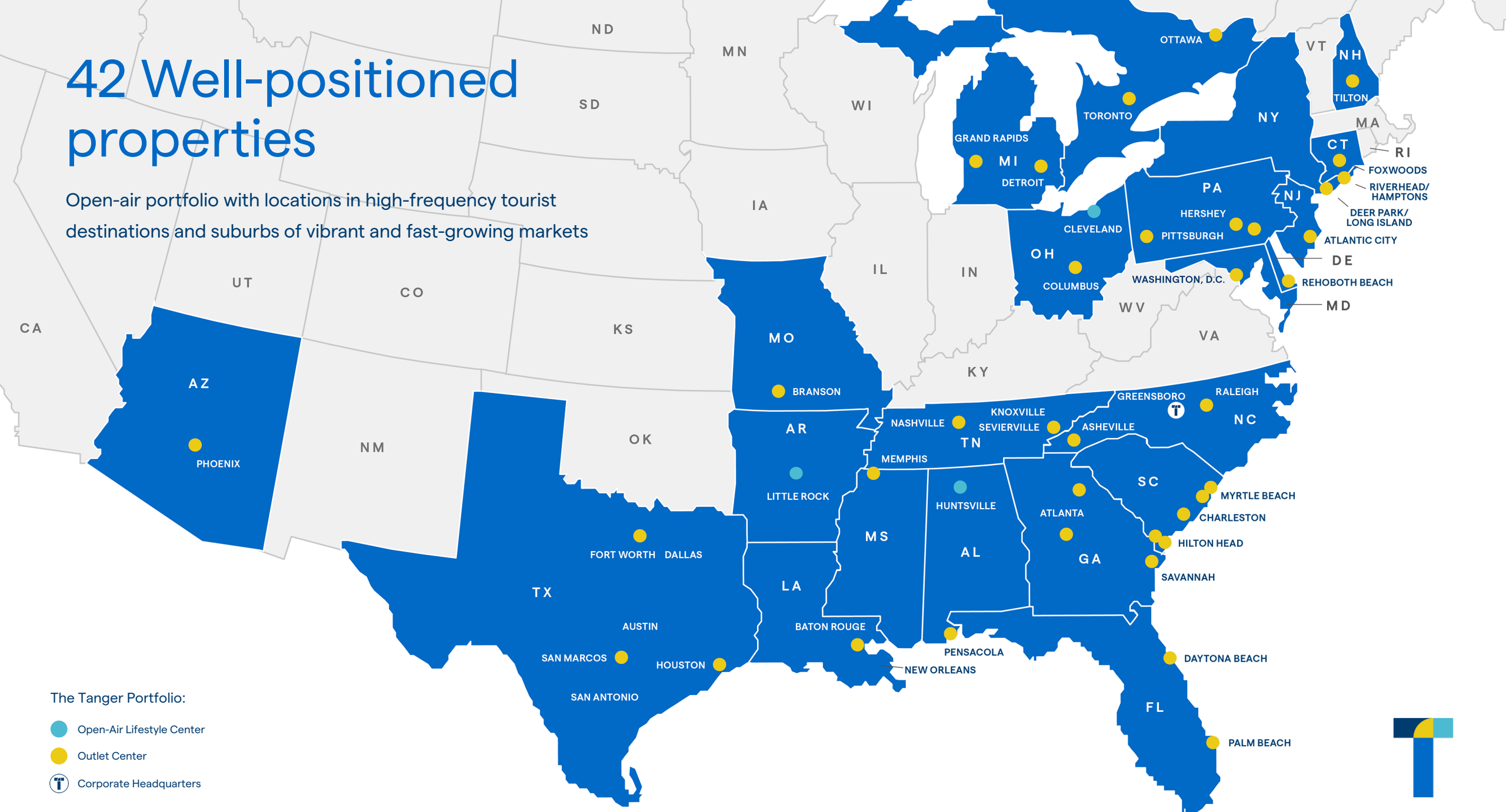
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Shops @Rockvale	1.4	3
Shoppes at Belmont	6	14
York Galleria	24	32
Tanger Hershey	29	42
Exton Square	32	51
Philadelphia Premium Outlets	37	65
Concord Mall	39	63
Christiana Mall	39	64
Hunt Valley Towne Centre	43	70
King of Prussia	44	54
Plymouth Meeting Mall	50	63
Outlet Shoppes at Gettysburg	54	84

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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