



Tanger
MEBANE

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER MEBANE

LOFT
OUTLET



The top outlet between the Blue Ridge Mountains and Atlantic Coastline

Visitors find Mebane positively charming with its shopping, restaurants, attraction and lodging. Guests enjoy the small-town feel with access to large cities just a few miles away.

ADDRESS

4000 Arrowhead Blvd.,
Mebane, NC 27302

320K SF

Open-air shopping
destination

70+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Durham, NC (20 mi)
Greensboro, NC (30 mi)
Raleigh, NC (40 mi)
Charlotte, NC (100 mi)

MSA POPULATION

178,754 – Burlington, NC

RESEARCH HUB

20 miles from three tier 1
research schools, Duke,
UNC, and NCSU

POLO RALPH LAUREN



COACH
OUTLET



TORY BURCH

vineyard vines

TUMI

Prime location

Situated near Interstate 85 and Interstate 40, a great stopping point for shoppers from nearby cities like Durham, Chapel Hill, and Greensboro.



165,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Raleigh-Durham International Airport
30 miles east of the center

¹Includes surrounding roadways that may not be visible on aerial



AREA RANKINGS

#3 Best Places to Live in U.S.
(Raleigh and Durham, NC)
U.S. News & World Report

#19 Best States to Live in the
U.S.
U.S. News & World Report



REGIONAL
ACCESSIBILITY

Positioned in **Alamance
County** between several
significant cities

20 miles from the **Research
Triangle (Durham-Chapel Hill -
Raleigh)** and **Piedmont Triad
(Greensboro, High Point,
Winston-Salem)** of North
Carolina, home to over
900,000 jobs



HUB FOR EDUCATION &
INNOVATION

Research Triangle Park (RTP)
is the leading and largest high
technology research and
science park in North America

Anchored by the **University of
North Carolina at Chapel Hill,
Duke University and North
Carolina State University**

Home to **200** companies and
50K workers



A GROWING
COMMUNITY

(proposed, planned or under
construction within 10 miles)

+1.8K Multi-Family Units

+3 Hotels

+196 Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

2.4M
2023 Population

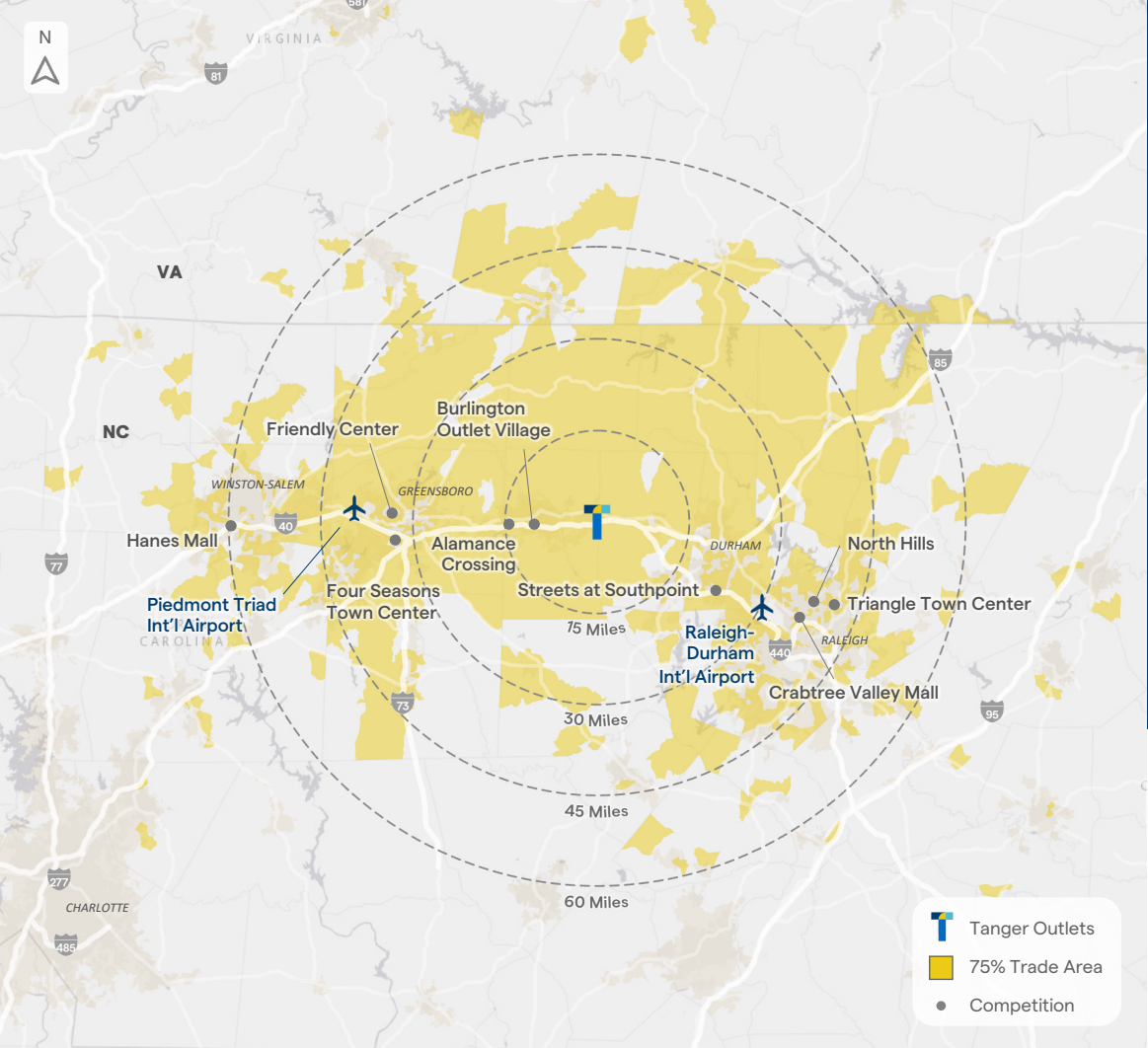
3.1%
2023-2028 Population Growth Rate
U.S. 1.5%

39
Median Age
U.S. 39.0

\$107K
Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Burlington, NC MSA
2023 Population	2,390,909	247,035	1,113,110	2,818,568	178,754
2023-2028 Pop. Growth	3.1%	2.5%	2.8%	3.4%	2.7%
Households	941,408	98,317	442,488	1,129,262	71,095
Avg. HH Income	\$106,765	\$95,115	\$106,873	\$109,876	\$78,329
Median Age	39.0	40.7	37.7	38.0	40.1

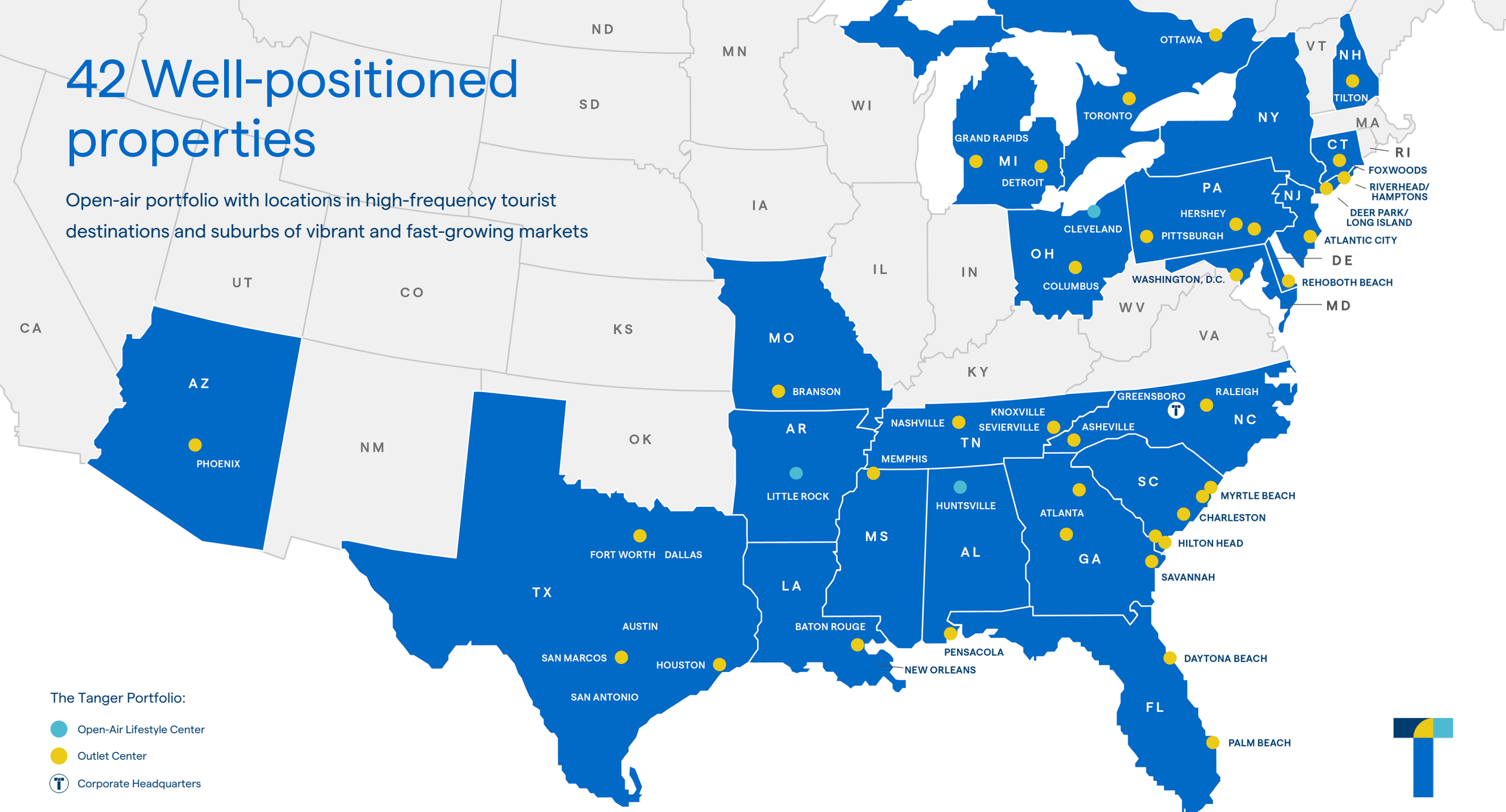
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Burlington Outlet Village	9	12
Alamance Crossing	14	20
The Streets at Southpoint	22	34
The Friendly Center	31	41
Four Seasons Town Centre	32	35
Crabtree Valley Mall	37	49
North Hills	39	49
Triangle Town Center	41	48
Hanes Mall	58	58

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[®]