



Tanger
MEMPHIS

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER MEMPHIS



Premier outlet destination in the Home of Blues

A large city with a casual, laid-back feel, Memphis attracts millions of tourists annually and is home to three Fortune 500 companies. This Mid-South city is known for its legendary character and is recognized as the "Home of the Blues & Birthplace of Rock 'n' Roll".

ADDRESS

5205 Airways Blvd.,
Southaven, MS 38671

325K SF

Open-air shopping
destination

65+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Memphis, TN (15 mi)
Little Rock, AR (130 mi)
Jackson, MS (180 mi)
Nashville, TN (200 mi)

MSA POPULATION

1,343,052 – Memphis, TN

TOURIST HUB

11 million visitors to
Memphis, TN

POLO  RALPH LAUREN



COACH
OUTLET



TORY  BURCH

Prime location

Located in Southaven, MS near Interstate 55/69, enabling the center to draw visitors from Memphis, TN, located just 15 miles north.



125,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Memphis International Airport
6 miles north of the center

¹Includes surrounding roadways that may not be visible on aerial



MEMPHIS, TN
RANKINGS

#9 Best Places to Visit in
Tennessee
U.S. News & World Report

#18 Best Weekend Getaways in
the South
U.S. News & World Report



LIVE MUSIC
DESTINATION

**75% of the 11 million annual
visitors** come for the live
music scene

Known as the home of legends
like **Elvis, B.B. King, and
Johnny Cash**

Offers more than **60
attractions**, including
**Graceland, home of Elvis
Presley**



TOP VISITOR ORIGINS
TO THE MEMPHIS
MARKET

22% Nearby Markets
within 50-100 miles

53% Drive Markets
100-500 miles

25% National Markets
500+ miles



A GROWING
COMMUNITY

(proposed, planned or under
construction within 10 miles)

+480 Multi-Family Units

+29 Hotels

+3.1K Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

1.3M
2023 Population

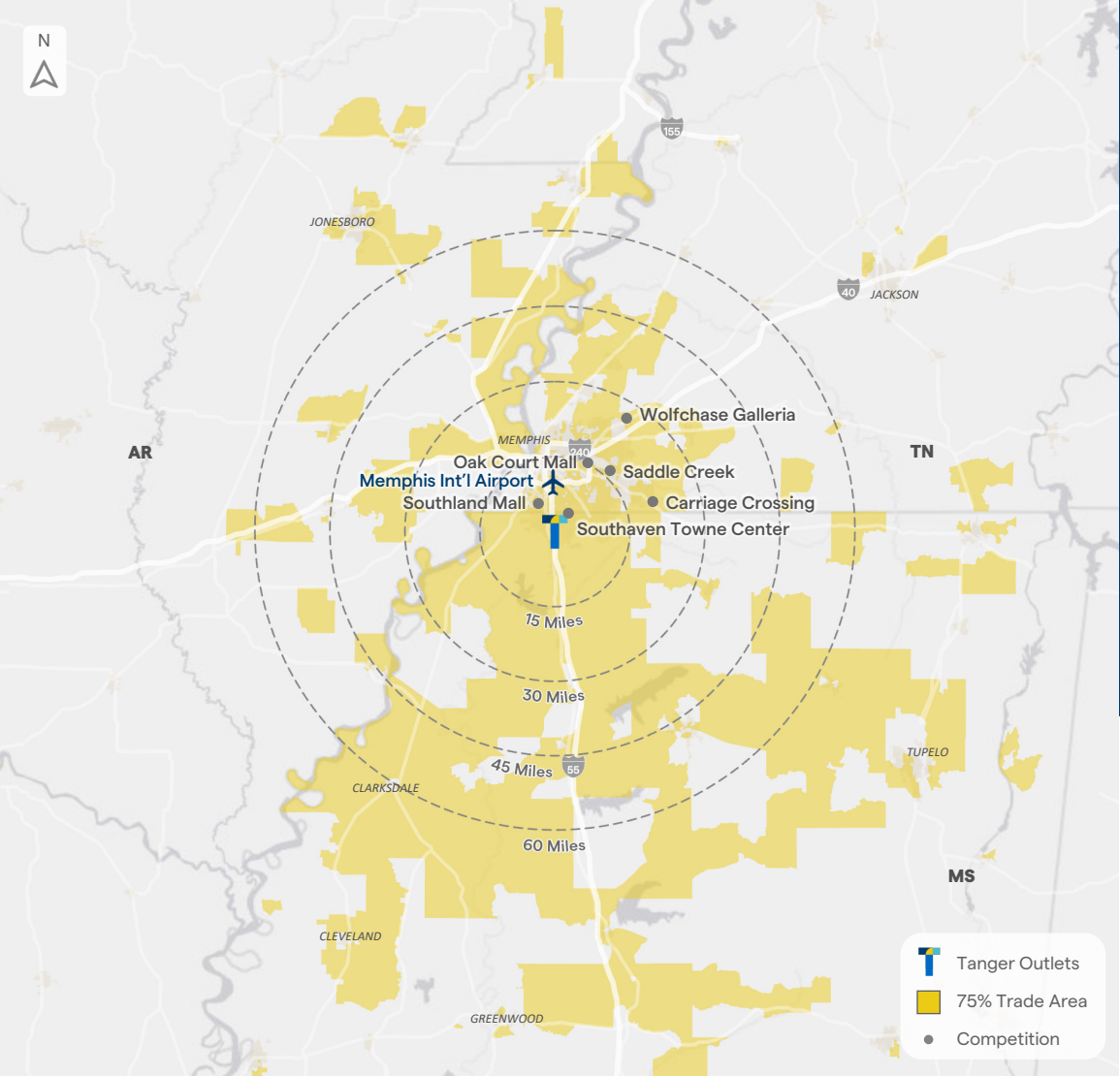
0.2%
2023-2028 Population Growth Rate
U.S. 1.5%

37.6
Median Age
U.S. 39.0

\$89K
Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Memphis, TN MSA
2023 Population	1,286,976	621,721	1,217,722	1,379,771	1,343,052
2023-2028 Pop. Growth	0.2%	0.9%	-0.1%	-0.1%	0.0%
Households	496,419	249,015	475,446	536,593	522,176
Avg. HH Income	\$89,236	\$82,516	\$89,828	\$89,330	\$90,135
Median Age	37.6	36.9	37.3	37.6	37.5

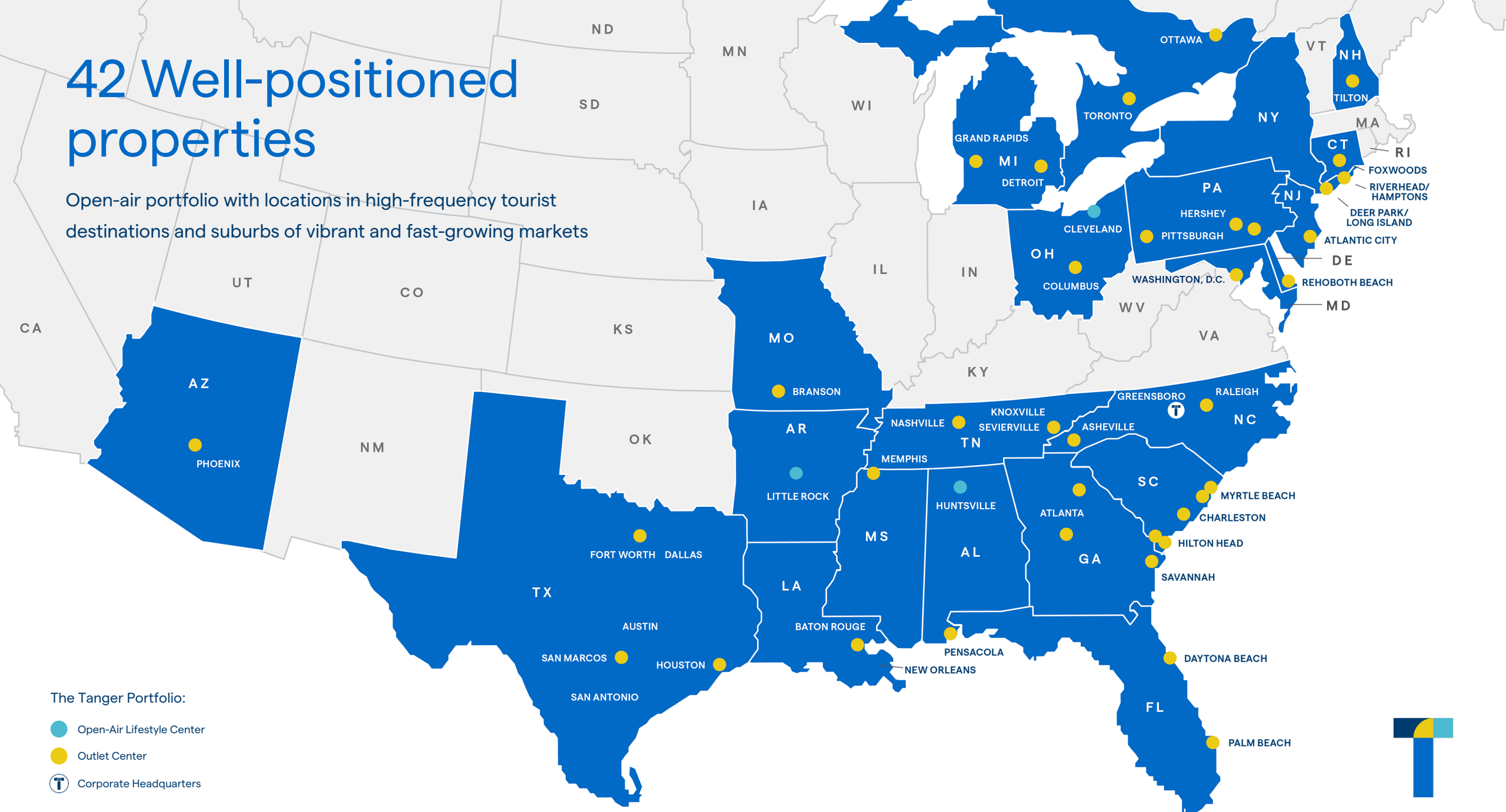
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Southaven Towne Center	2	7
Southland Mall	6	11
Oak Court Mall	13	28
Saddle Creek	15	31
Carriage Crossing	16	30
Wolfchase Galleria	22	33

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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