



Tanger
NASHVILLE

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER NASHVILLE



Music City's newest outlet shopping destination

Opened in October 2023, Tanger Nashville is the newest outlet destination in southeast Nashville. It's prime location in one of the market's fastest growing areas along I-24 positions the center to draw locals and tourists alike.

ADDRESS

4060 Cane Ridge Parkway,
Antioch, TN 37013

291K SF

Open-air shopping
destination

55+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Nashville, TN (10 mi)
Murfreesboro, TN (20 mi)

MSA POPULATION

2,116,378 – Nashville, TN

TOURIST HUB

15 million visitors to
Nashville, TN



COACH
OUTLET



AMERICAN EAGLE®
OUTFITTERS



Prime location

Located just 10 miles south of Downtown Nashville off Interstate 24, a busy thoroughfare that connects Nashville to several key locations in the region, from Chattanooga to Atlanta, Georgia.



195,000+ cars
pass by per day on
surrounding roadways¹



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

¹Includes surrounding roadways that may not be visible on aerial



NASHVILLE, TN RANKINGS

#3 The South's Best Cities
Southern Living

#7 Top Destinations in the United States
TripAdvisor

#8 Best Cities in the U.S.
Conde Nast Traveler



MUSIC CITY USA

Hosts **15M** annual visitors who spend **\$10B** in the market annually

Home to more than **190** recording studios

Famous for all forms of music, including **country, rock, and blues**

Home to the **Grand Ole Opry**



BOOMING ECONOMY

Corporate Headquarters in Nashville Region:

Amazon
Asurion
Bridgestone Americas
Community Health Systems
Dollar General Corp.
HCA Healthcare Inc.
ICEE
iHeartMedia
Mitsubishi Motors
Nissan North America
Saint Thomas Health
Tractor Supply
Vanderbilt University



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+4.9K Multi-Family Units

+28 Hotels

+3.4K Hotel Rooms

Source: CoStar

Demographics

NASHVILLE, TN MSA

2.1M
2023 Population

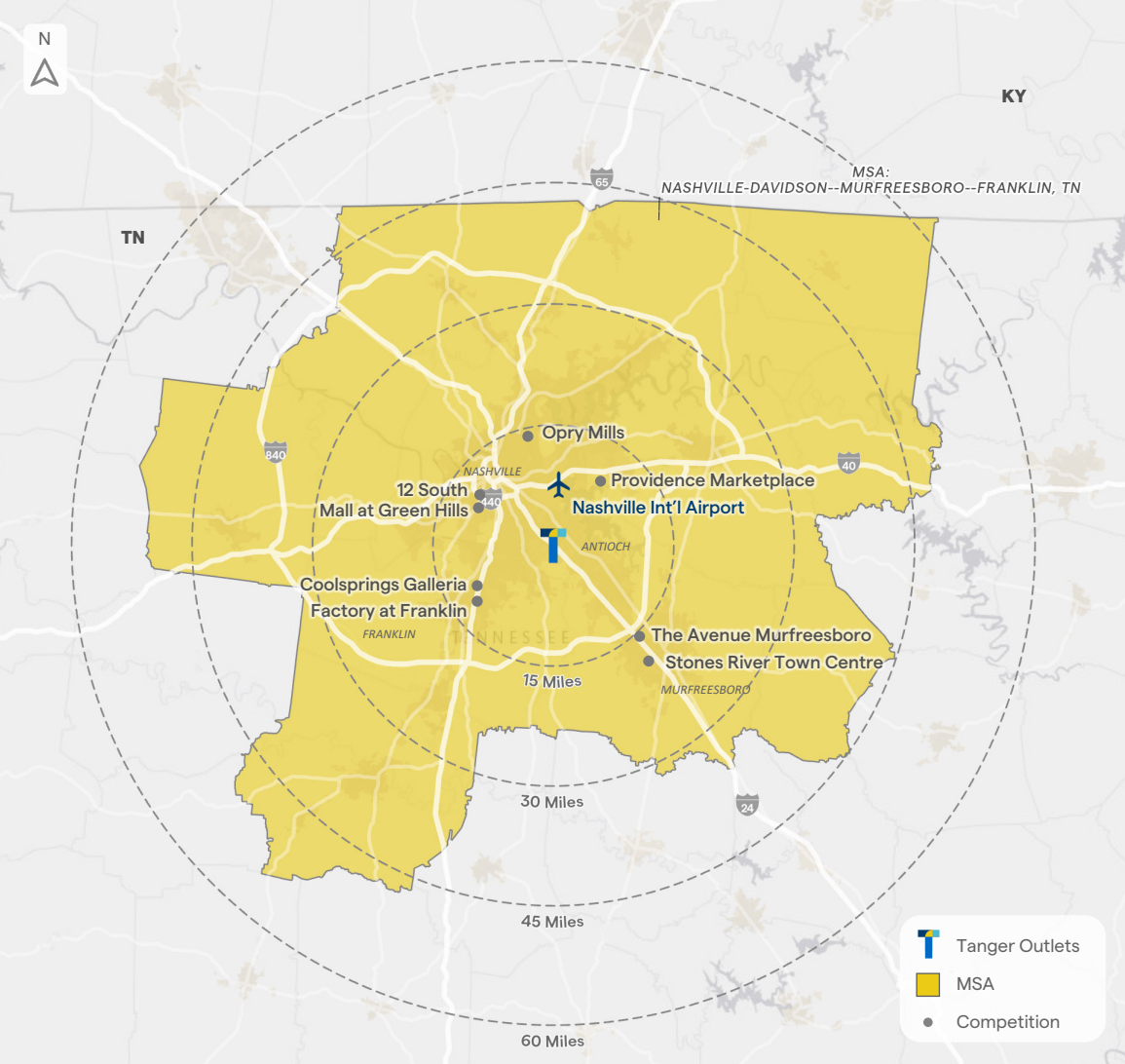
6.6%
2023-2028 Population Growth Rate
U.S. 1.5%

38.2
Median Age
U.S. 39.0

\$111K
Average Household Income
U.S. \$106K

	15 Miles	30 Miles	45 Miles	Nashville, TN MSA
2023 Population	936,975	1,794,776	2,193,021	2,116,378
2023-2028 Pop. Growth	7.4%	7.2%	6.4%	6.6%
Households	373,635	703,592	854,450	826,001
Avg. HH Income	\$121,613	\$114,980	\$109,811	\$110,753
Median Age	36.8	37.7	38.2	38.2

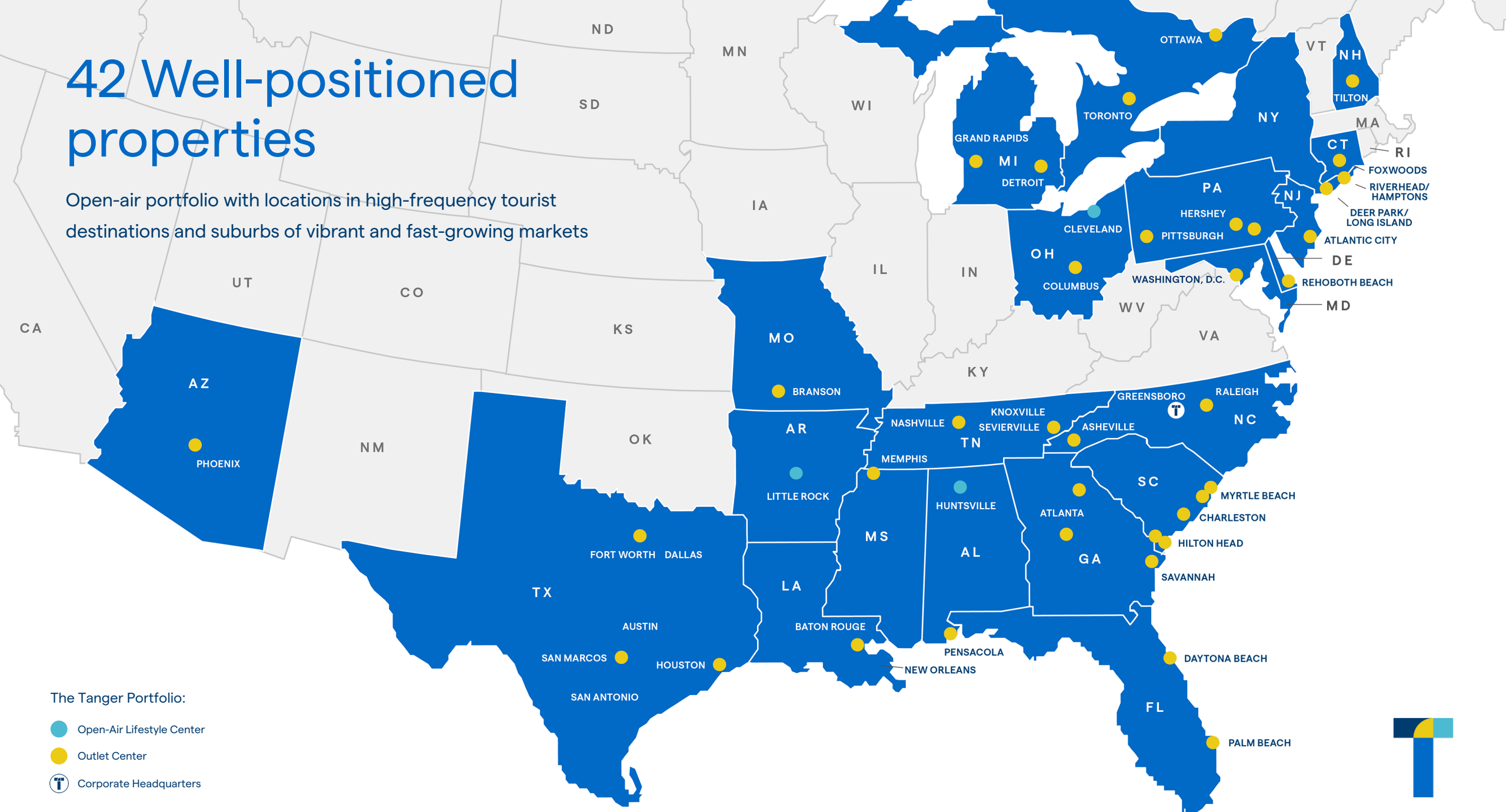
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
12 South	10	17
Mall at Green Hills	11	19
Coolsprings Galleria	11	23
Opry Mills	12	20
Providence Marketplace	12	22
Factory at Franklin	14	31
The Avenue Murfreesboro	16	20
Stones River Town Centre	18	20

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets



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