



Tanger
PITTSBURGH

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER PITTSBURGH



Outlet shopping in the largest city in Pennsylvania

Tanger Pittsburgh is located directly in the travel path of millions of annual visitors annually. The center offers great outlet values and no tax on clothing, shoes, or specialty foods in Pennsylvania.

ADDRESS

2200 Tanger Blvd.,
Washington, PA 15301

374K SF

Open-air shopping
destination

80+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Pittsburgh, PA (20 mi)
Morgantown, WV (40 mi)
Akron, OH (90 mi)

MSA POPULATION

2,362,201 – Pittsburgh, PA

TOURIST HUB

20.4 million visitors
to Pittsburgh, PA

POLO  RALPH LAUREN



COACH
OUTLET

AMERICAN EAGLE®
OUTFITTERS

VICTORIA'S SECRET

Prime location

Located just off Interstate 79 at Racetrack Road (Exit 41). This ideal location makes the center easily accessible from the greater Pittsburgh market.



115,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Pittsburgh International Airport
20 miles north of the center

¹Includes surrounding roadways that may not be visible on aerial



PITTSBURGH, PA RANKINGS

#3 Best Places to Visit in
Pennsylvania

U.S. News & World Report

#4 Best City to Live in Northeast
Livability.com

#10 Best Place to Retire
U.S. News & World Report

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



BUSINESS CLIMATE

9 Fortune 500 company
headquarters, including **PNC
Financial Services,
U.S. Steel, PPG Industries, and
Dick's Sporting Goods**

Thriving tech industry with
companies like **Google, Apple,
Meta, IBM, Intel, Microsoft,
AutoDesk, Bosch, Mindera
Software, Zoom, and Uber**
having a presence in the city



SPORTS TOURISM DESTINATION

**Home to 3 world-champion
sports teams:** Pittsburgh
Pirates, Pittsburgh Penguins,
and Pittsburgh Steelers

10K+ jobs are directly
connected to sporting events
within Pittsburgh each year



A VIBRANT CULTURE

Industrial heritage reflected in
the city's museums like the
Heinz History Center

Home to the **Andy Warhol
Museum** and **Mattress Factory
Contemporary Art Museum**

Foodie destination with 3
James Beard nominated chefs

Demographics

TRADE AREA

1.2M

2023 Population

45.2

Median Age
U.S. 39.0

-0.9%

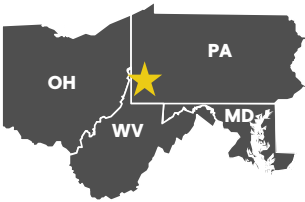
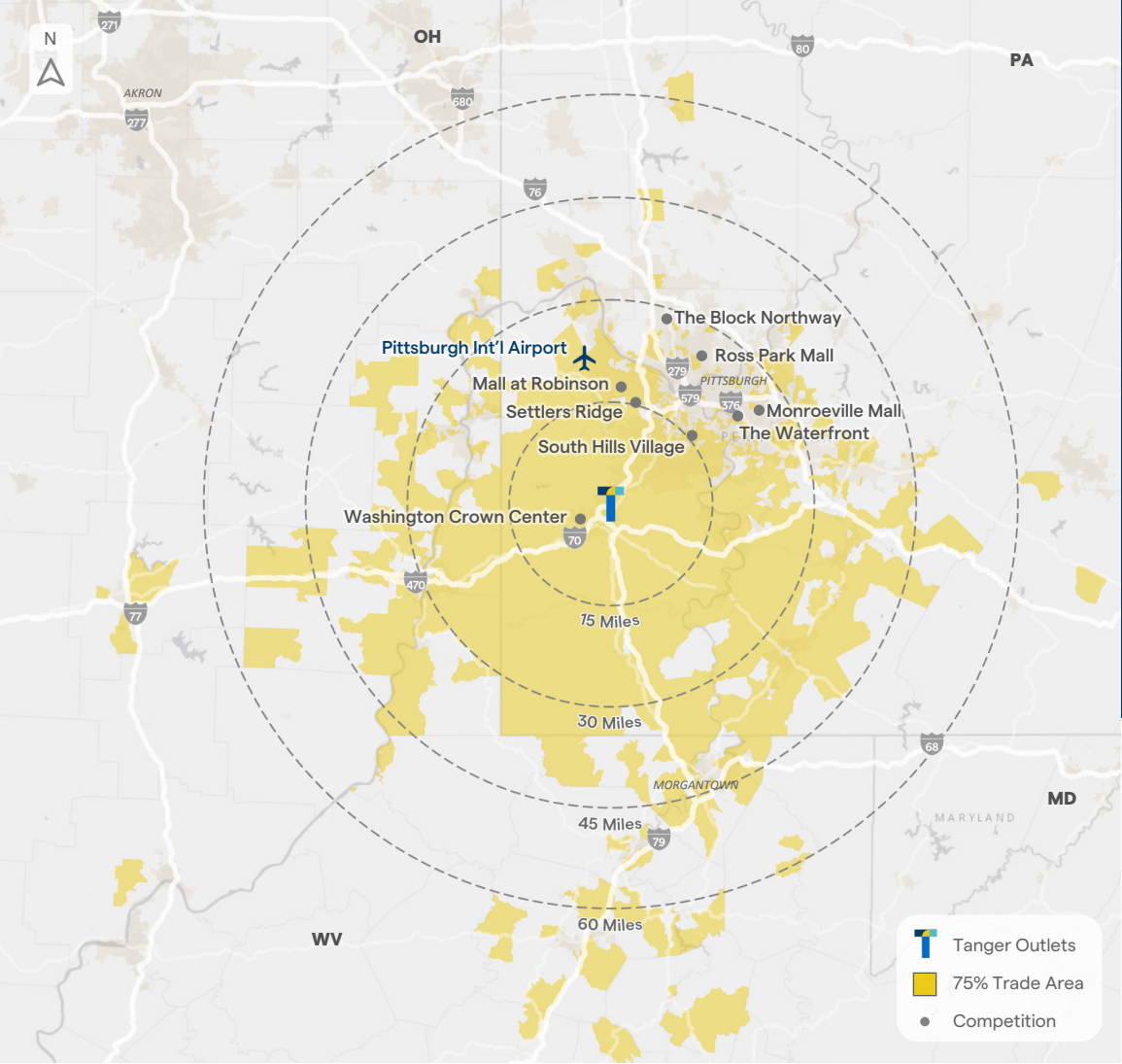
2023-2028 Population Growth Rate
U.S. 1.5%

\$102K

Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Pittsburgh, PA MSA
2023 Population	1,223,296	353,954	1,702,796	2,601,522	2,362,201
2023-2028 Pop. Growth	-0.9%	-0.2%	-0.8%	-0.8%	-0.7%
Households	515,331	148,337	750,814	1,131,811	1,030,772
Avg. HH Income	\$102,191	\$123,045	\$100,936	\$99,374	\$101,616
Median Age	45.2	46.6	44.2	44.5	44.9

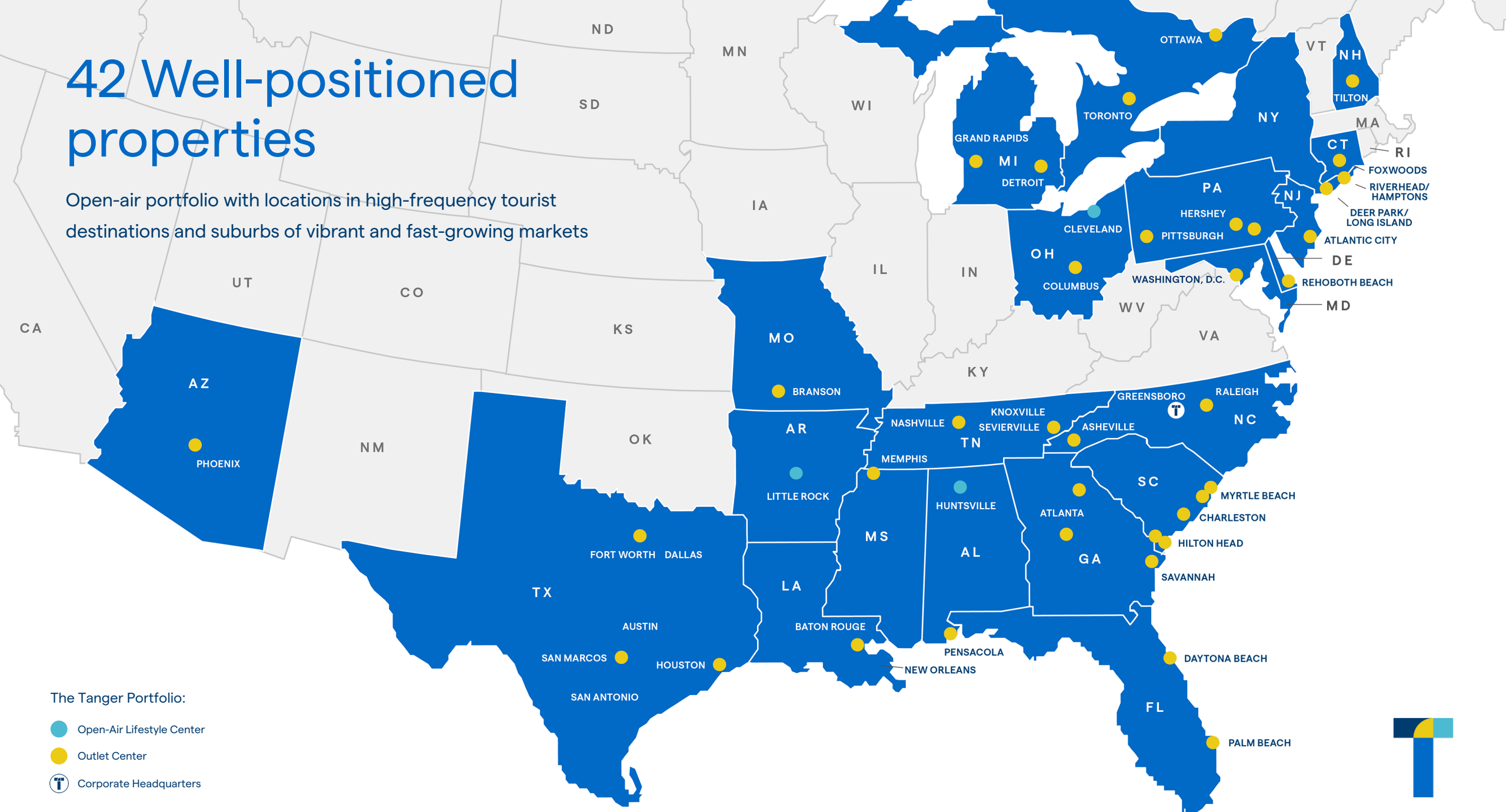
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Washington Crown Center	5	16
South Hills Village	12	29
The Mall at Robinson	17	29
Settlers Ridge	21	21
The Waterfront	21	34
Ross Park Mall	25	40
The Block Northway	25	43
Monroeville Mall	26	43

42 Well-positioned properties

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



3200 Northline Avenue, Suite 360 | Greensboro, NC 27408
leasing.tanger.com | leasing@tanger.com

Tanger[®]