



Tanger
REHOBOTH BEACH

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER REHOBOTH BEACH



Outlet shopping in the Nation's 'Summer Capital'

Tanger Rehoboth Beach is a top tourist shopping destination in this picturesque coastal town. The market draws a yearlong inflow of tourists with its calendar of annual festivals, parades, concerts, and sports events.

ADDRESS

Seaside Outlet Dr.,
Rehoboth Beach, DE 19971

548K SF

Open-air shopping
destination

120+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Ocean City, MD (30 mi)
Dover, DE (35 mi)
Philadelphia, PA (85 mi)
Baltimore, MD (90 mi)
Washington, D.C. (100 mi)

MSA POPULATION

435,987 – Salisbury, MD

TOURIST HUB

8 million visitors to
Rehoboth Beach, DE

POLO  RALPH LAUREN

COACH
OUTLET

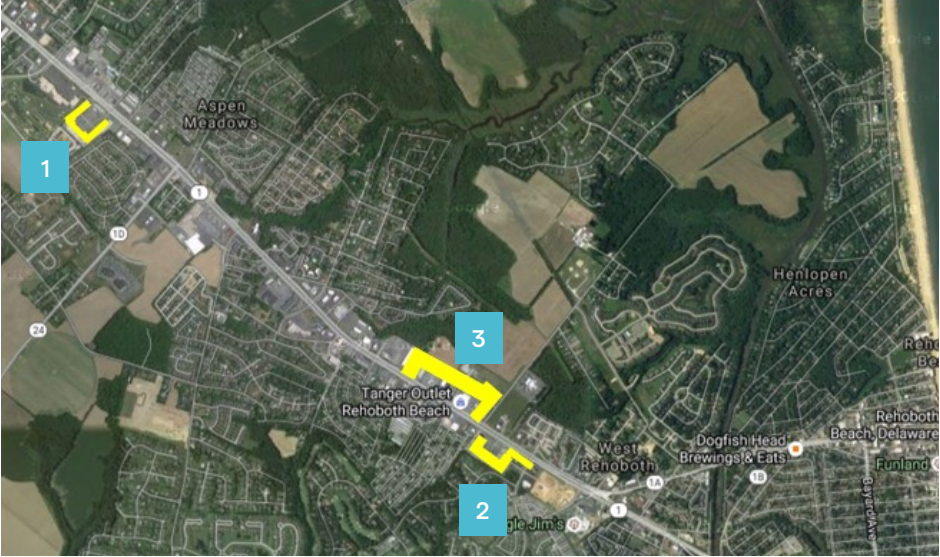
MICHAEL KORS

TORY  BURCH

SERENA & LILY
OUTLET

Prime location

Ideally positioned near Coastal Highway (Delaware Route 1) and an hour drive from Interstate 95, accessible from cities like Baltimore, Philadelphia, and Washington D.C.



58,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Philadelphia International Airport
80 miles north of the center

¹Includes surrounding roadways that may not be visible on aerial



REHOBOTH BEACH, DE RANKINGS

#4 Best Places to Buy a Vacation Home

Vacasa

#11 Hottest Residential Real Estate Markets in the Country

Business Journals

Top Beaches in the U.S.
USA Today



TOURIST HUB

8M annual visitors

Mile-long coastal boardwalk

25 award-winning restaurants

Numerous parks and quaint neighborhoods

Annual calendar of events including festivals, parades, concerts, and sports



ROBUST ECONOMY

Top industries include tourism, hospitality, real estate, and education

Top employers include Mountaire Farms, Dover AFB, Bayhealth Medical Center, Peninsula Regional Medical Center, and Perdue Inc.



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+63 Multi-Family Units

+4 Hotels

+365 Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

4.1M

2023 Population

1.6%

2023-2028 Population Growth Rate

U.S. 1.5%

42.3

Median Age

U.S. 39.0

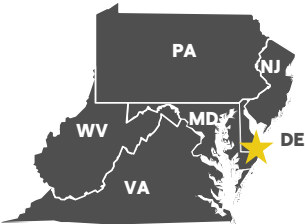
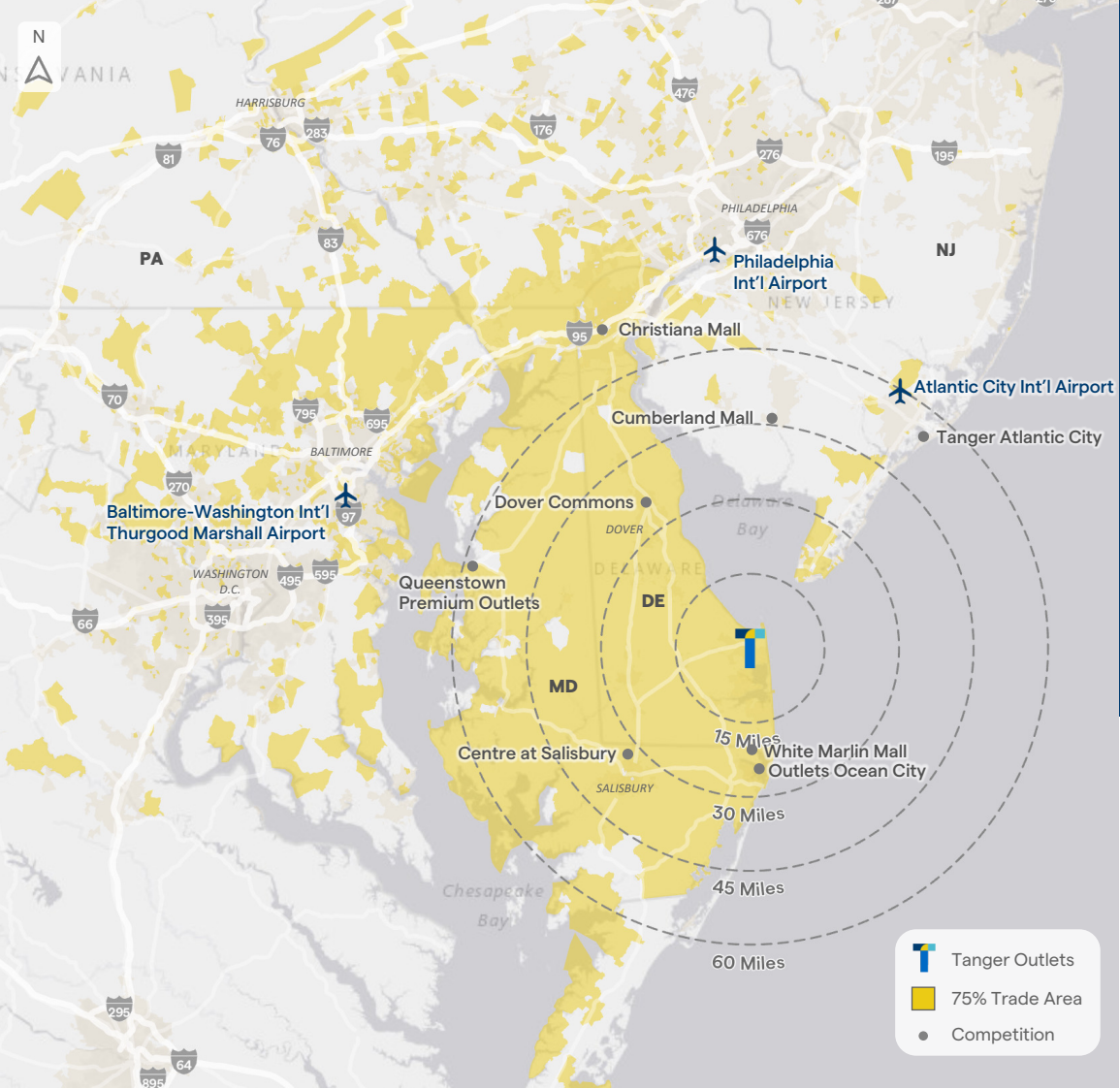
\$141K

Average Household Income

U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Salisbury, MD MSA
2023 Population	4,090,384	141,770	385,906	718,429	436,958
2023-2028 Pop. Growth	1.6%	6.1%	3.1%	2.8%	2.9%
Households	1,535,994	62,716	163,675	290,262	179,275
Avg. HH Income	\$140,967	\$116,193	\$104,855	\$98,858	\$100,997
Median Age	42.3	53.5	49.2	44.5	46.2

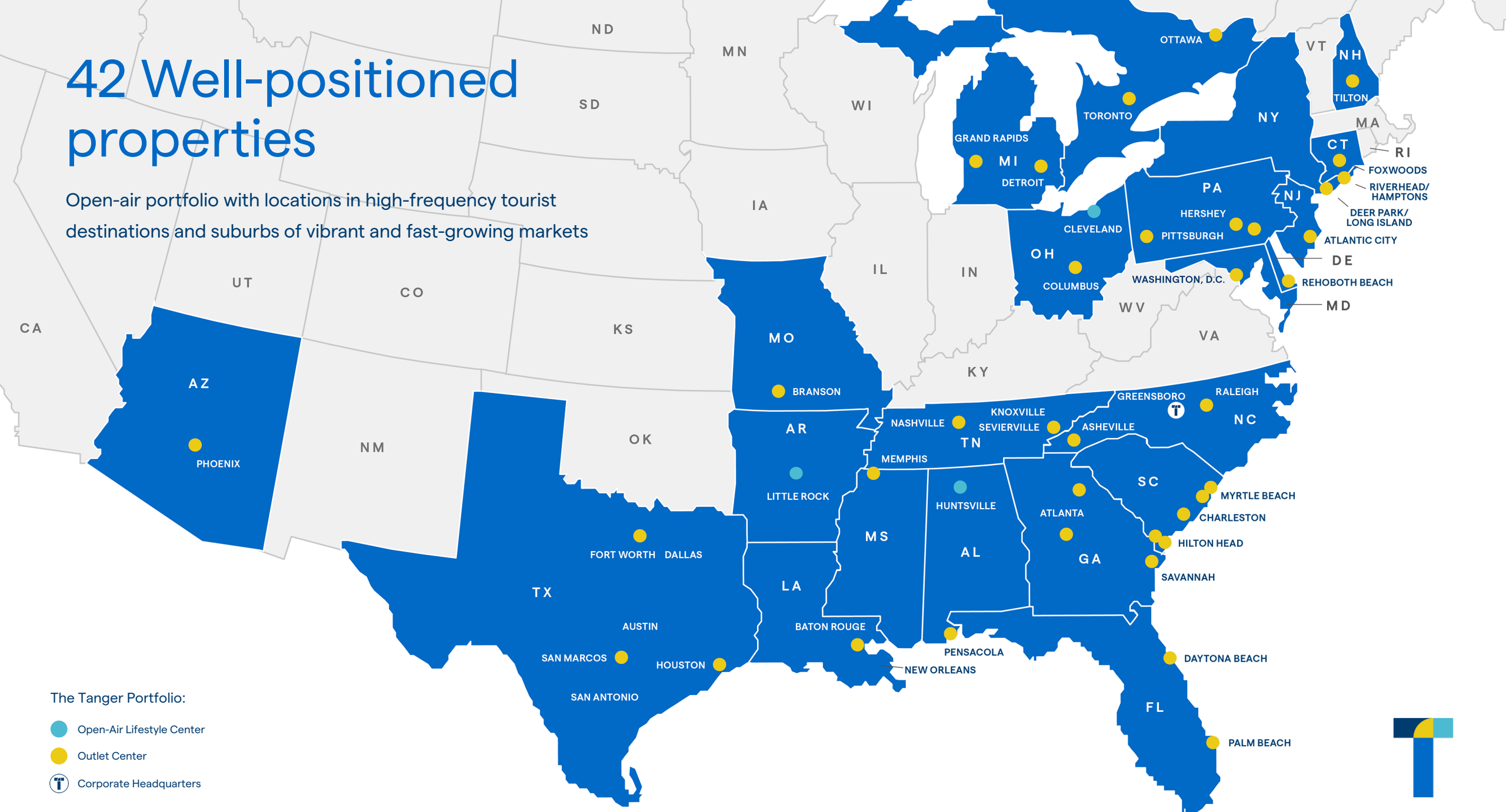
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
White Marlin Mall	26	46
Outlets Ocean City	27	63
Centre at Salisbury	33	64
Dover Commons	38	55
Cumberland Mall	51	133
Tanger Atlantic City	56	160
Queenstown Premium Outlets	57	84

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



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

Tanger[®]