



Tanger
RIVERHEAD

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER RIVERHEAD



New York's designer outlet destination

Tanger Riverhead is an iconic designer outlet destination on Long Island's affluent and densely populated Gold Coast. Ideally positioned on the East End, drawing residents of New York City and second homeowners of the Hamptons.

ADDRESS

200 Tanger Mall Dr.,
Riverhead, NY 11901

729K SF

Open-air shopping
destination

130+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Southampton, NY (10 mi)
New York City, NY (70 mi)

MSA POPULATION

20,121,722 – New York, NY

TOURIST HUB

9 million visitors to
Long Island, NY

HUGO
HUGO BOSS

A | X
ARMANI EXCHANGE

LAFAYETTE 148
NEW YORK

rag & bone
NEW YORK

Theory

VINCE.

POTTERY BARN
OUTLET

Saks **OFF
5TH**

Prime location

Located on the East End of Long Island near the Long Island Expressway (Interstate 495), the perfect location to attract visitors from New York City and affluent second home owners of The Hamptons.



80,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
John F. Kennedy International Airport
60 miles west of the center

¹Includes surrounding roadways that may not be visible on aerial



AREA RANKINGS

#1 Best U.S. City to Visit (New York)

U.S. News & World Report

#1 Best East Coast Vacation Spots (New York)

U.S. News & World Report

#3 Richest County in New York (Suffolk)

ESRI



HAVEN OF MODERN LUXURY

Long Island is home to **8 million residents** and hosts another **9 million vacationers** each year

The region boasts a critical mass of the country's most **expensive mansions and private residences**

140+ Golf Courses & Country Clubs on Long Island



ACCUMULATED WEALTH

\$2.5M average net worth within the market, 2.3x the national average

\$740K average home value, 1.8x the national average

75K seasonal homes, largely owned by wealthy residents of New York City



THE HAMPTONS

Ideally positioned in close vicinity to **South Fork, home to the Hamptons** and famed for celebrity sightings, arts and culture, and upscale dining

The **draw of the Hamptons** has **expanded in recent years** as New Yorkers pursue not only relaxation but increased personal space

TANGER RIVERHEAD

Demographics

TRADE AREA

1.7M
2023 Population

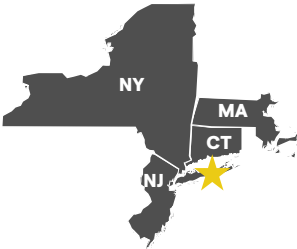
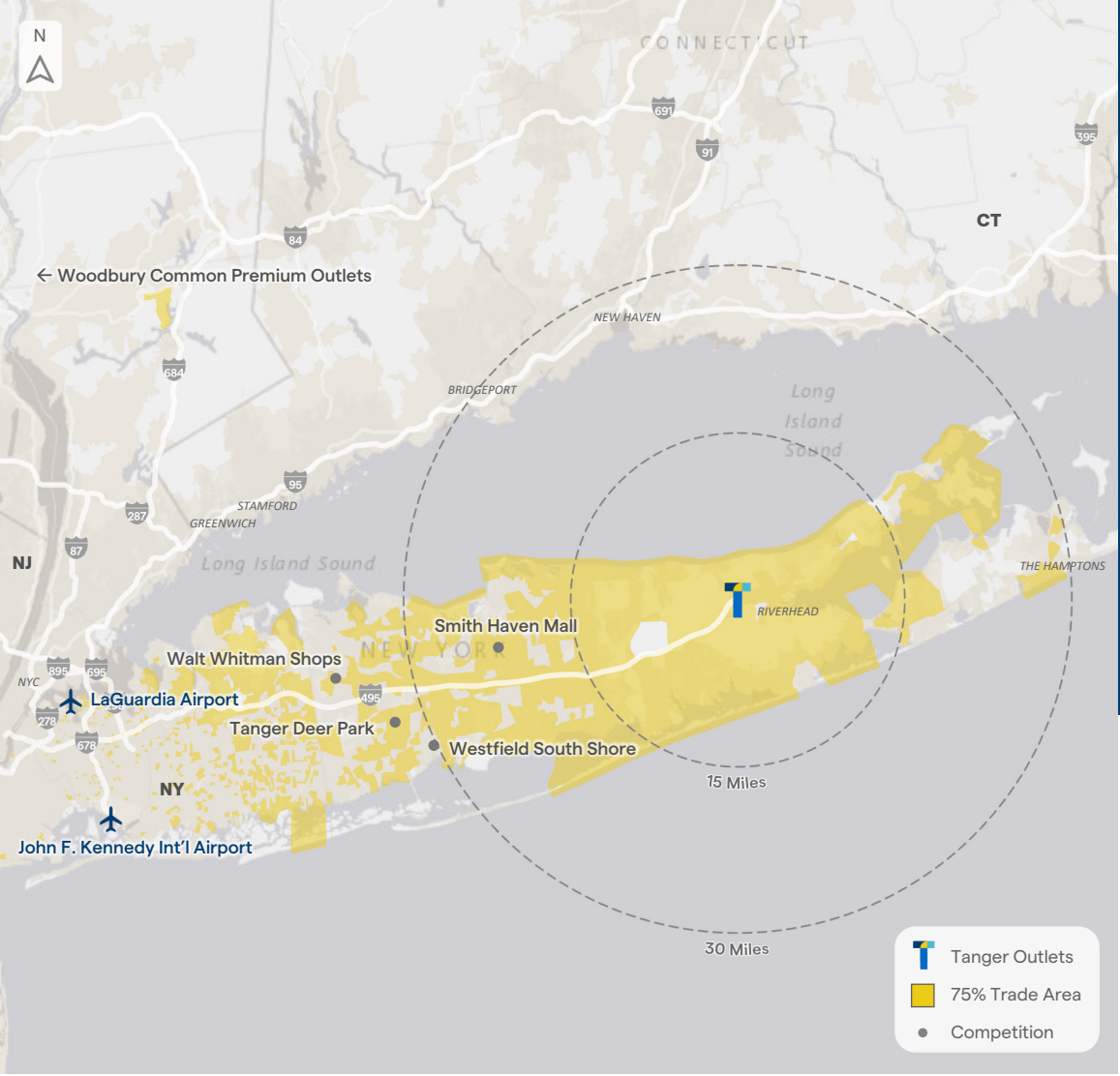
41.7
Median Age
U.S. 39.0

-0.9%
2023-2028 Population Growth Rate
U.S. 1.5%

\$162K
Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	New York, NY MSA
2023 Population	1,670,030	276,146	1,378,360	3,485,568	20,121,722
2023-2028 Pop. Growth	-0.9%	-0.7%	-0.5%	-0.7%	-0.1%
Households	557,545	100,147	501,118	1,269,643	7,473,707
Avg. HH Income	\$162,023	\$139,763	\$141,654	\$151,023	\$135,778
Median Age	41.7	42.0	41.6	42.1	39.5

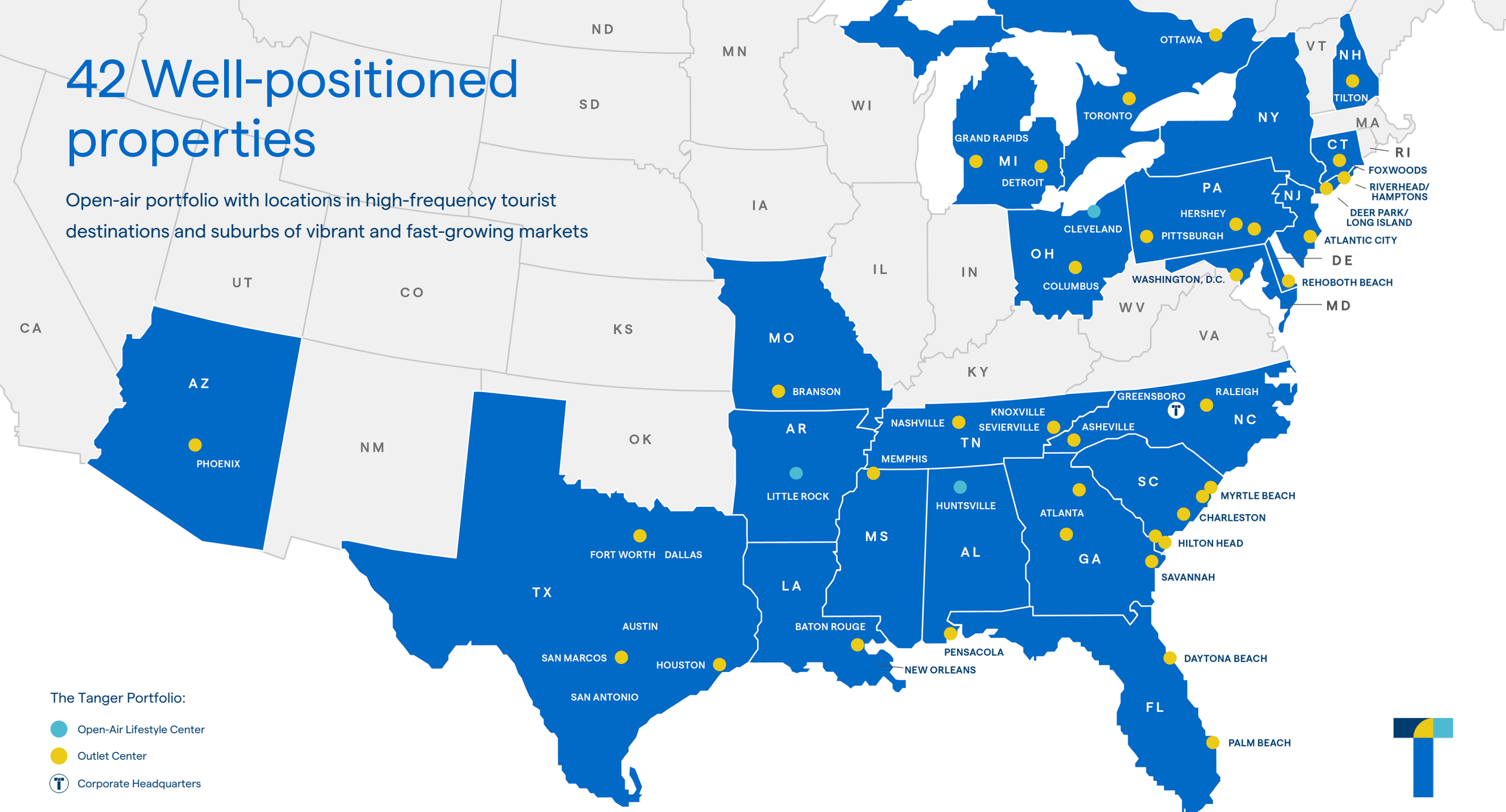
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Smith Haven Mall	22	37
South Shore Mall	31	34
Tanger Outlets Deer Park	33	43
Walt Whitman Shops	37	41
Woodbury Common Premium Outlets	79	120

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[®]