



Tanger
SAVANNAH

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER SAVANNAH

Outlet shopping with Southern charm

Located in the oldest city in Georgia, Tanger Savannah is a top shopping destination in this scenic, coastal town. The center is the ideal spot for retailers targeting a large vibrant tourist market.

ADDRESS

200 Tanger Outlets
Blvd., Pooler, GA 31322

448K SF

Open-air shopping
destination

100+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Savannah, GA (10 mi)
Charleston, SC (90 mi)

MSA POPULATION

424,282 – Savannah, GA

TOURIST HUB

17 million visitors to
Savannah, GA

POLO  RALPH LAUREN



VICTORIA'S SECRET



Palmetto Moon™



Prime location

Located just outside of Savannah in Pooler, Georgia, the center is conveniently situated near Interstate 95 and Pooler Parkway. Easily accessible to both locals and tourists to the greater Savannah market.



140,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Savannah-Hilton Head International Airport
<1 mile to the east of the center

¹Includes surrounding roadways that may not be visible on aerial

Demographics

TRADE AREA

1.9M

2023 Population

3.0%

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

37.4

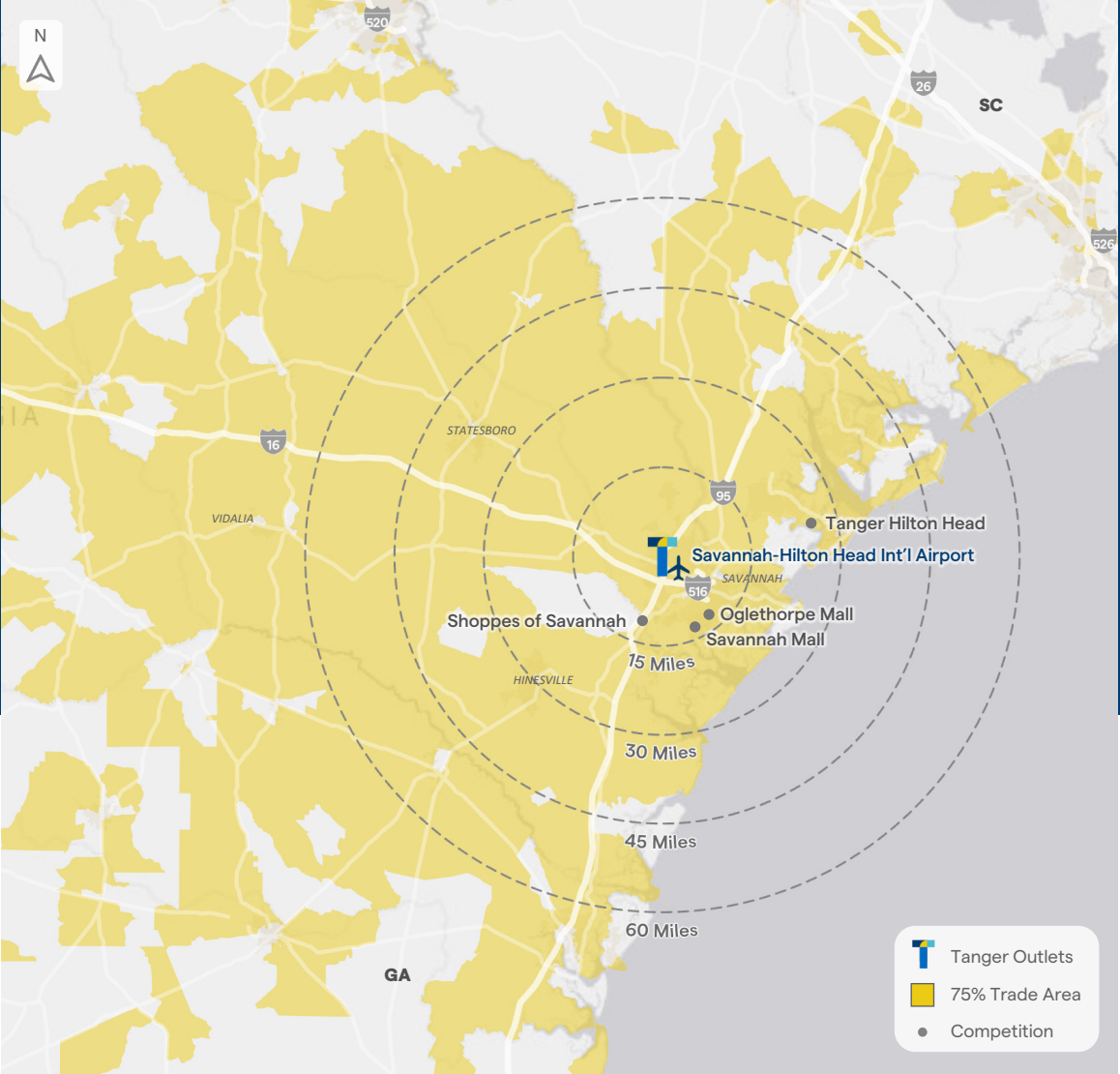
Median Age
U.S. 39.0

\$92K

Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Savannah, GA MSA
2023 Population	1,886,538	337,193	587,762	843,695	424,282
2023-2028 Pop. Growth	3.0%	3.8%	3.6%	2.8%	4.3%
Households	717,834	131,795	231,081	328,238	165,169
Avg. HH Income	\$91,995	\$89,185	\$98,446	\$94,504	\$96,706
Median Age	37.4	35.3	37.8	36.7	36.9

Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Shoppes of Savannah	10	13
Savannah Mall	11	20
Oglethorpe Mall	12	30
Tanger Hilton Head	26	47



SAVANNAH, GA RANKINGS

#1 Best Places to Visit in Georgia
U.S. News & World Report

#2 Best City in the South
Southern Living

#4 Top U.S. City
Travel + Leisure

#5 Food Destinations in the U.S.
TripAdvisor



TOURIST HUB

17M annual visitors
\$4.4B in annual spending

Emerging Sports Entertainment Destination

Savannah Ghost Pirates -
Professional ice hockey team in
ECHL, founded 2022

Savannah Bananas - Viral
exhibition baseball team known
for comedic take on the sport



DIVERSE INDUSTRY MIX

#1 largest single-container
terminal in North America and **4th**
busiest port in the nation

Major Employers Gulfstream
Aerospace (largest aerospace
manufacturer in southeast), Fort
Stewart Army Post (largest Army
installation east of Mississippi
River), SNF Chemicals

16 area colleges/universities with
a **75K** student population



A GROWING COMMUNITY

(proposed, planned or under
construction within 10 miles)

+2.7K Multi-Family Units

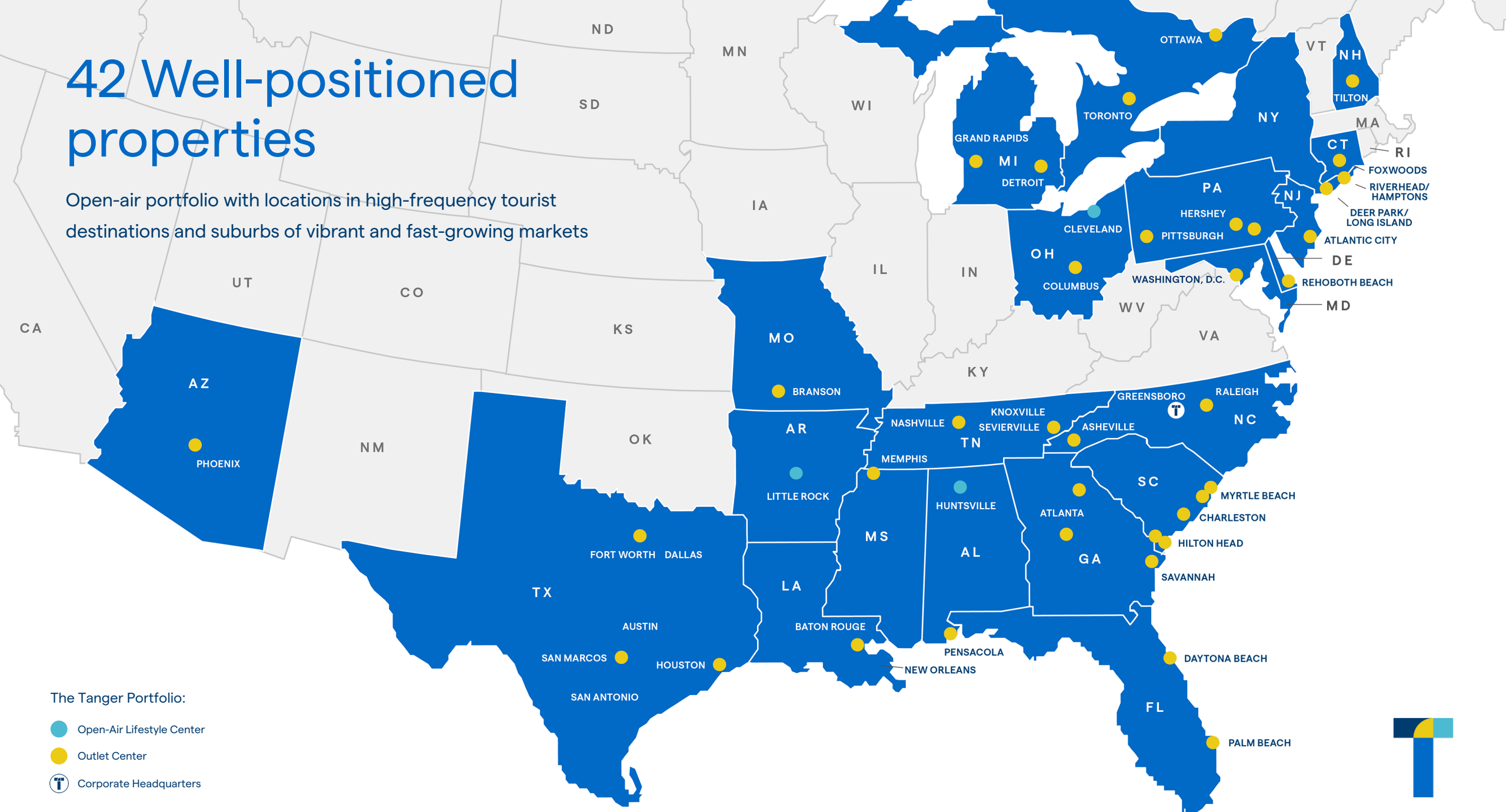
+44 Hotels

+4.6K Hotel Rooms

Source: CoStar

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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Tanger[®]