



Tanger
DEER PARK

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER DEER PARK



#1 most visited outlet shopping destination in New York

Located on Long Island, Tanger Deer Park sits conveniently between one of the busiest cities in the world and one of the most luxurious beach locations in the northeast.

ADDRESS

152 The Arches Circle,
Deer Park, NY 11729

739K SF

Open-air shopping
destination

100+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

New York City, NY (30 mi)

MSA POPULATION

20,121,722 – New York, NY

TOURIST HUB

9 million visitors to
Long Island, NY



COACH
OUTLET

MICHAEL KORS

HUGO
HUGO BOSS

TANGER DEER PARK

Prime location

Ideally positioned just a few miles from the Long Island Expressway (Interstate 495), enabling the center to draw shoppers coming from both Long Island and New York City.



55,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
John F. Kennedy International Airport
25 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



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+2.8K Multi-Family Units

+5 Hotels

+767 Hotel Rooms

Source: CoStar

TANGER DEER PARK

Demographics

TRADE AREA

1.5M

2023 Population

-1.1%

2023-2028 Population Growth Rate

U.S. 1.5%

42.1

Median Age

U.S. 39.0

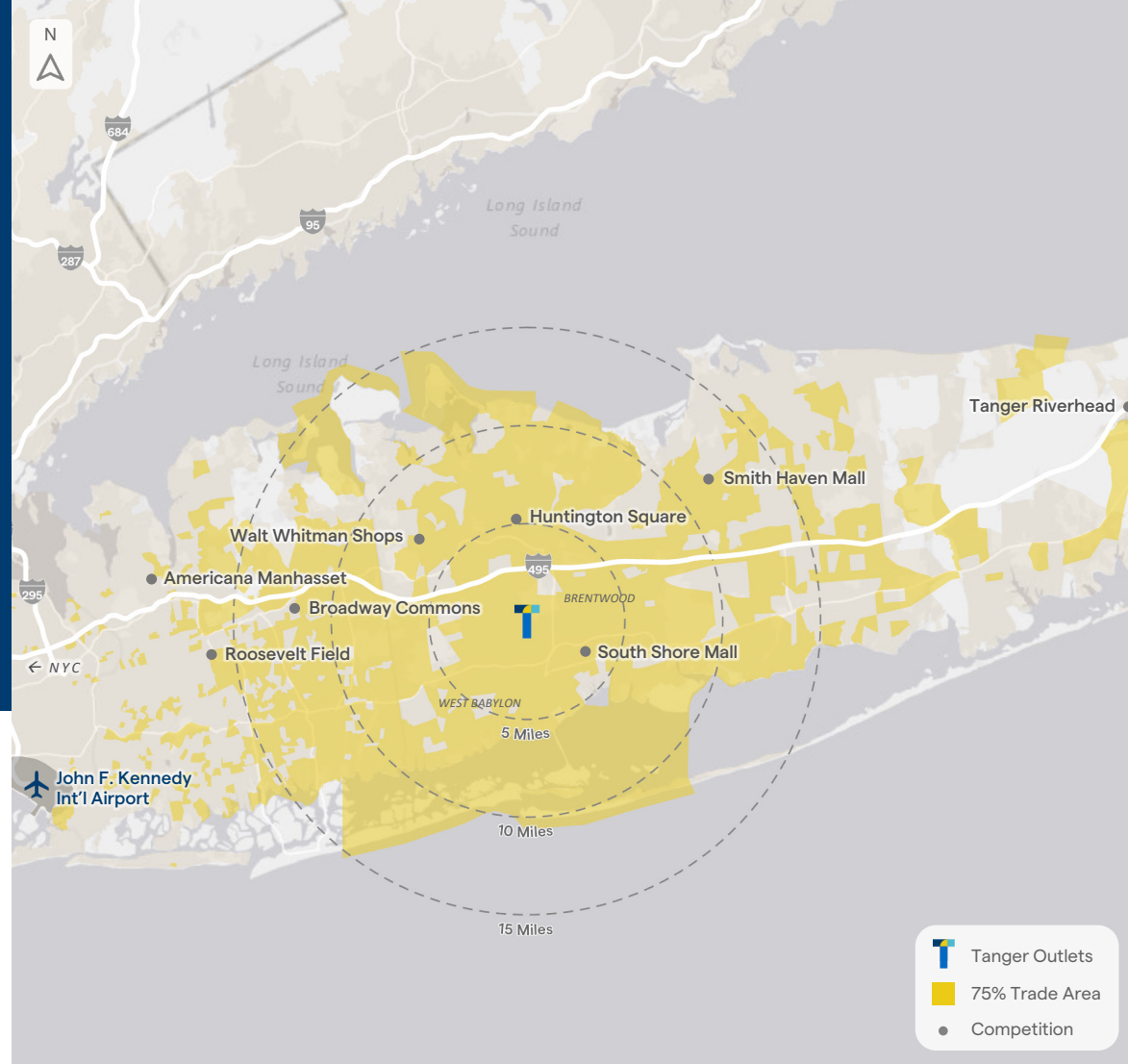
\$170K

Average Household Income

U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	New York, NY MSA
2023 Population	1,507,789	1,501,370	5,756,885	15,442,831	20,121,722
2023-2028 Pop. Growth	-1.1%	-1.0%	-0.4%	-0.3%	-0.1%
Households	490,289	493,000	1,971,265	5,803,352	7,473,707
Avg. HH Income	\$169,708	\$173,714	\$145,239	\$133,376	\$135,778
Median Age	42.1	42.5	40.9	39.0	39.5

Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics

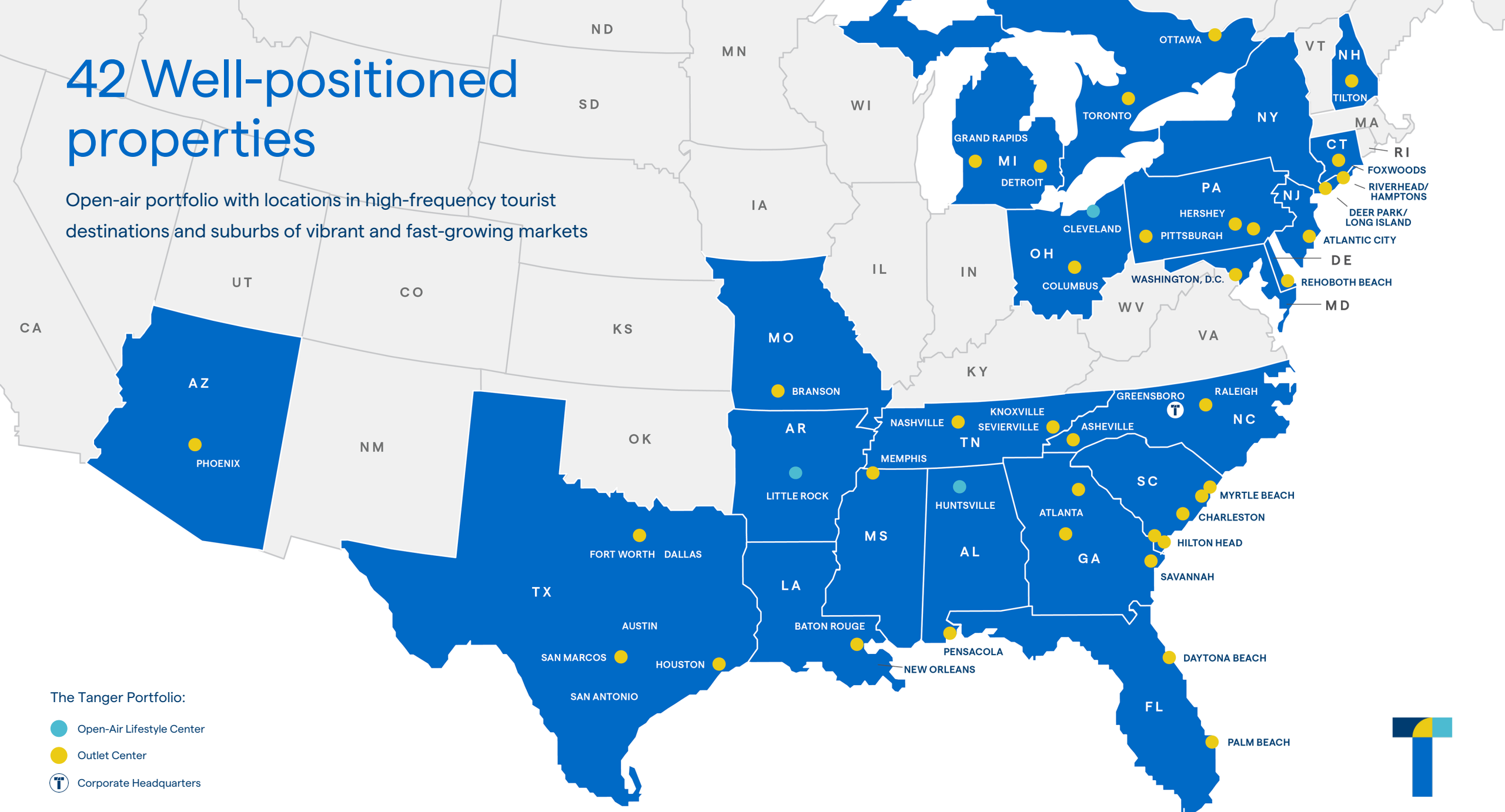


Market Retail

	DISTANCE (Miles)	DRIVE TIME (Minutes)
South Shore Mall	4	17
Huntington Square	5	19
Walt Whitman Shops	7	24
Broadway Commons	12	27
Smith Haven Mall	12	27
Roosevelt Field	16	32
Americana Manhasset	19	36
Tanger Riverhead	33	40

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[®]