



Tanger
ASHEVILLE

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER ASHEVILLE



Asheville's premier shopping destination

The exclusive outlet center in Asheville, situated among a thriving art, music, and food scene, all set against North Carolina's Blue Ridge Mountains.

ADDRESS

800 Brevard Rd.,
Asheville, NC 28806

382K SF

Open-air shopping
destination

60+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Knoxville, TN (80 mi)
Charlotte, NC (100 mi)
Atlanta, GA (150 mi)

MSA POPULATION

423,370 – Asheville, NC

TOURIST HUB

13.9 Million to
Asheville, NC

POLO RALPH LAUREN



COACH
OUTLET

RH
OUTLET



AMERICAN EAGLE®
OUTFITTERS

TANGER ASHEVILLE

Prime location

Positioned to capture traffic on I-26 and tourist visitors to Biltmore Estate, a top paid attraction in the state.



114,000+ cars pass by per day on surrounding roadways¹



Nearest Major Airport Asheville Regional Airport 3 miles south of the center

¹ Includes surrounding roadways that may not be visible on aerial; Source: Inrix 2023 AADT



ASHEVILLE, NC RANKINGS

#3 Best Cities in the South
Southern Living

#5 Best Food Destinations in the U.S.
Trip Advisor

#14 Top Places to Visit in the U.S.
Trip Advisor

#17 Best Places to Live
U.S. News



REGIONAL ACCESSIBILITY

Major highways: I-26, I-40, I-240, Blue Ridge Parkway

I-26: Scenic highway through the Appalachian Mountains

Blue Ridge Parkway: One of the most popular routes through the National Park System

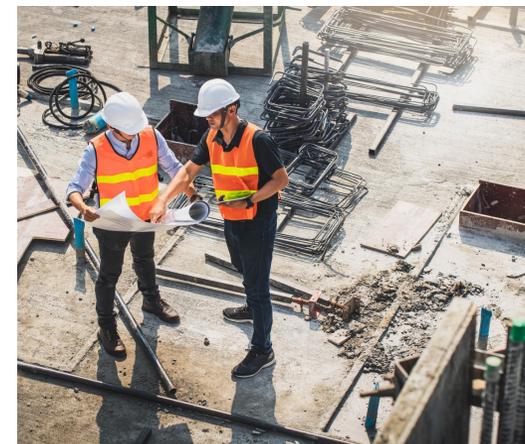


PROXIMITY TO MARKET DESTINATIONS

3 miles from North Carolina's #1 tourist destination, the **Biltmore Estate**

Nearby colleges & universities: 40K+ students within 50 miles

- Asheville-Buncombe Technical College
- University of North Carolina at Asheville
- Western Carolina University



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+4.6K Multi-Family Units

+21 Hotels

+2.1K Hotel Rooms

\$400M airport expansion

\$500M+ I-26 expansion

Source: CoStar

TANGER ASHEVILLE

Demographics

TRADE AREA

2.7M

2024 Population

4.0%

2024-2029 Population Growth Rate

U.S. 1.9%

42.5

Median Age

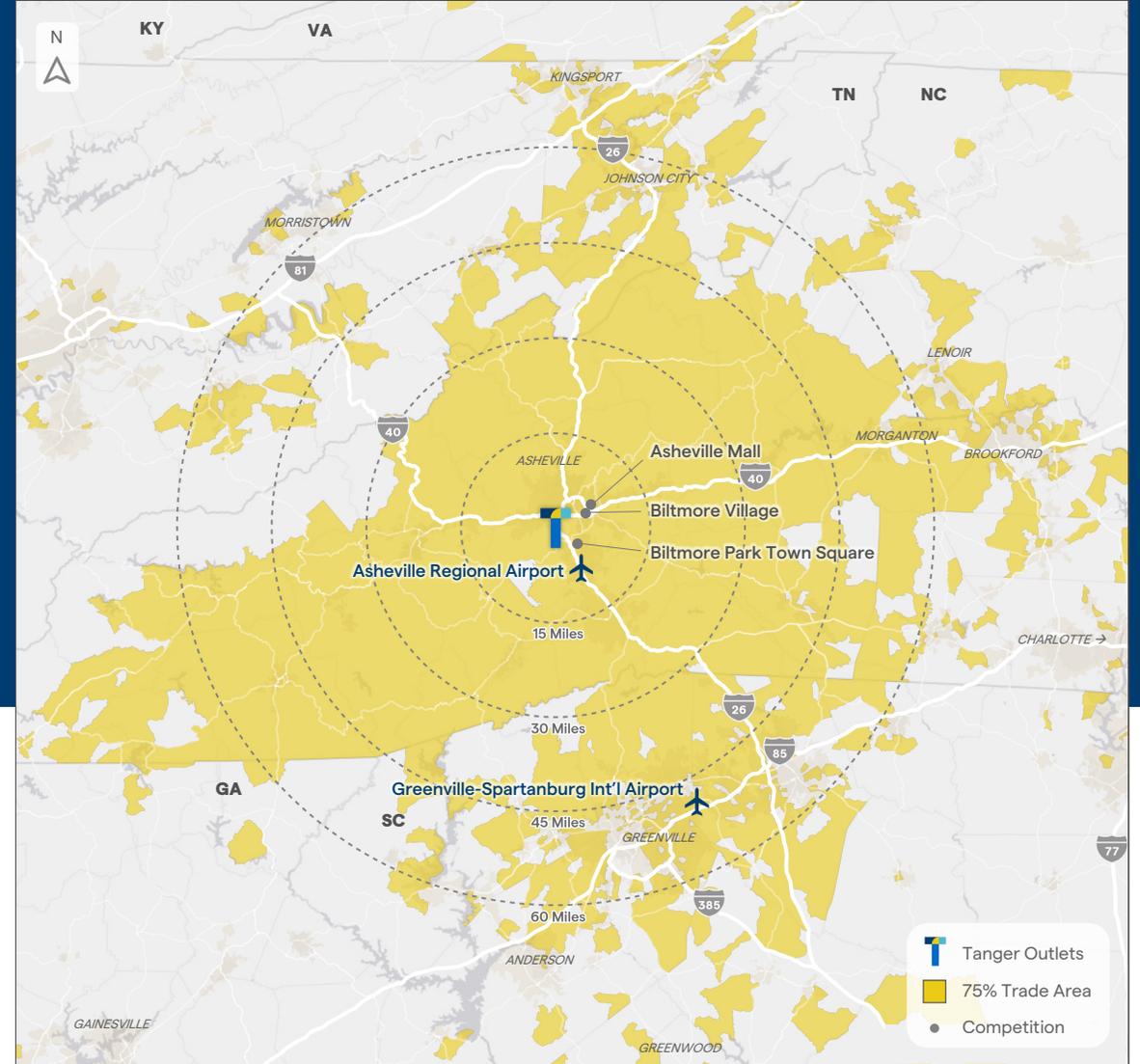
U.S. 39.3

\$102K

Average Household Income

U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Asheville, NC MSA
2024 Population	2,719,860	321,870	542,830	971,430	423,370
2024-2029 Pop. Growth Rate	4.0%	3.4%	2.7%	2.8%	3.2%
Households	1,093,011	138,707	234,725	408,484	182,248
Avg. HH Income	\$102,187	\$100,833	\$96,040	\$91,586	\$98,288
Median Age	42.5	43.2	45.5	44.9	44.3

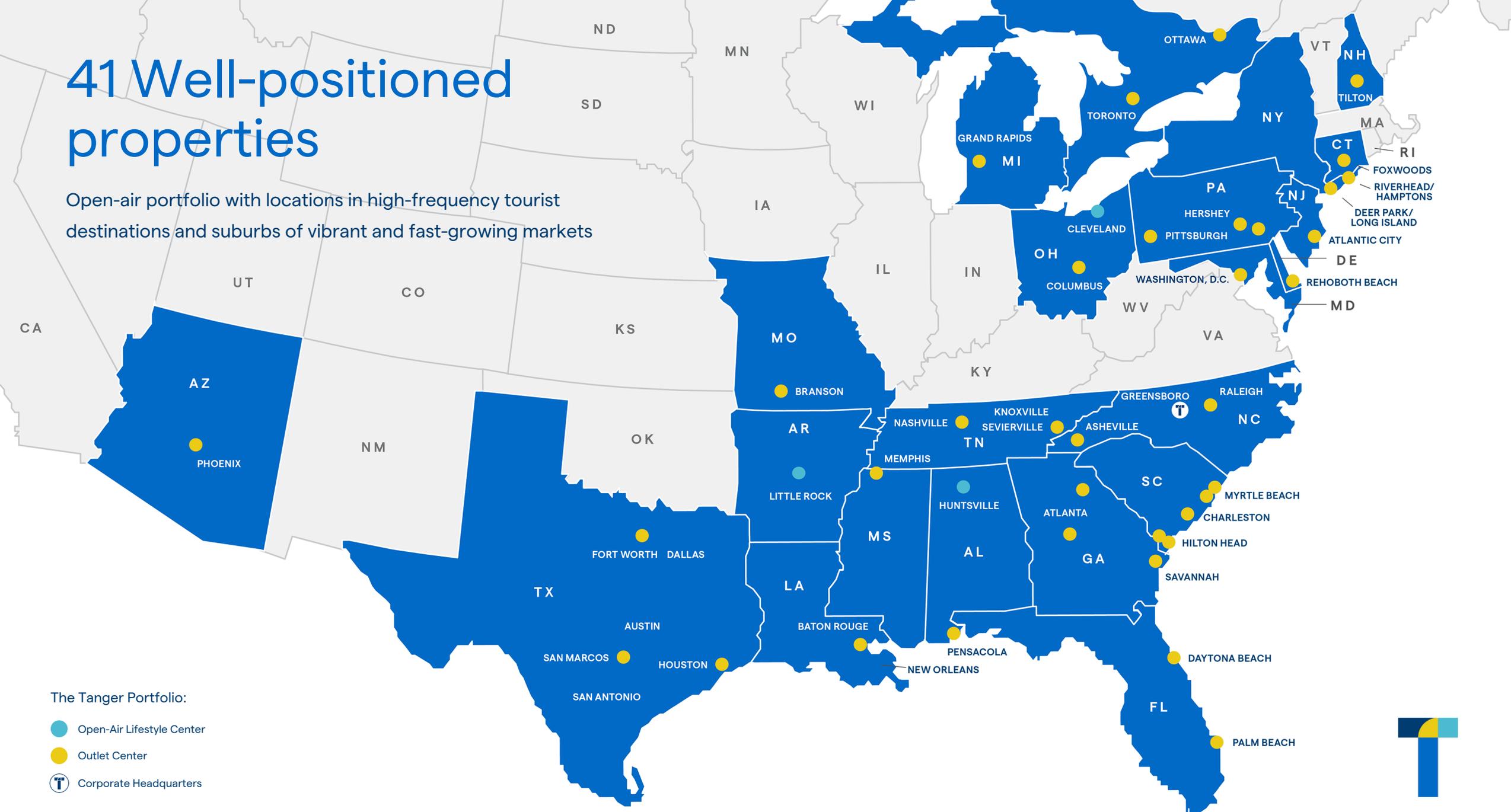


Market Retail

	DISTANCE (Miles)	DRIVE TIME (Minutes)
Biltmore Park Town Square	4	11
Biltmore Village	4	17
Asheville Mall	6	15

41 Well-positioned properties

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



CONTACT US



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leasing.tanger.com

Tanger[®]