



**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

# 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 roadways<sup>1</sup>



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

<sup>1</sup> 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

Demographics

TRADE AREA

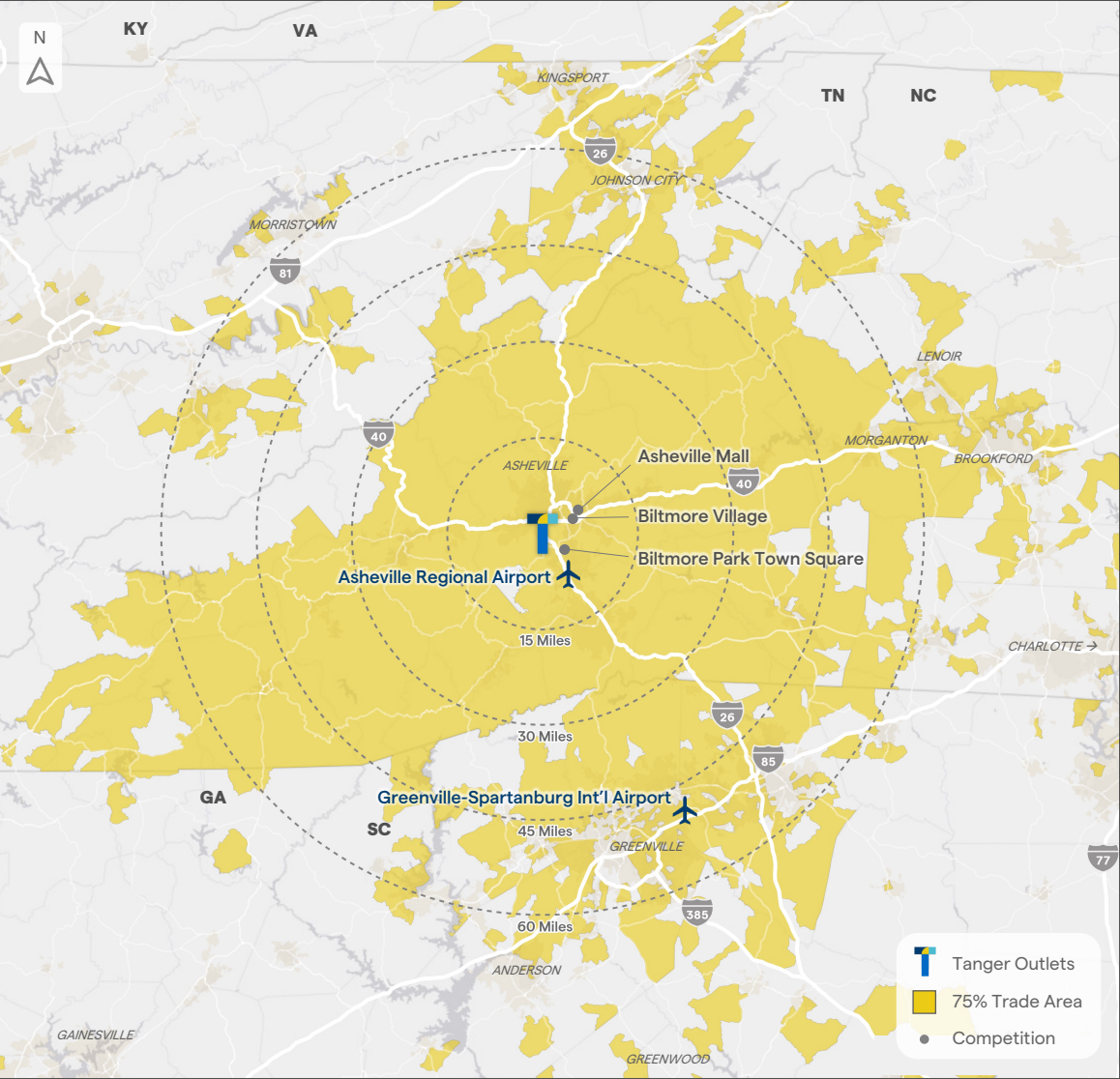
2.7M  
2024 Population

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

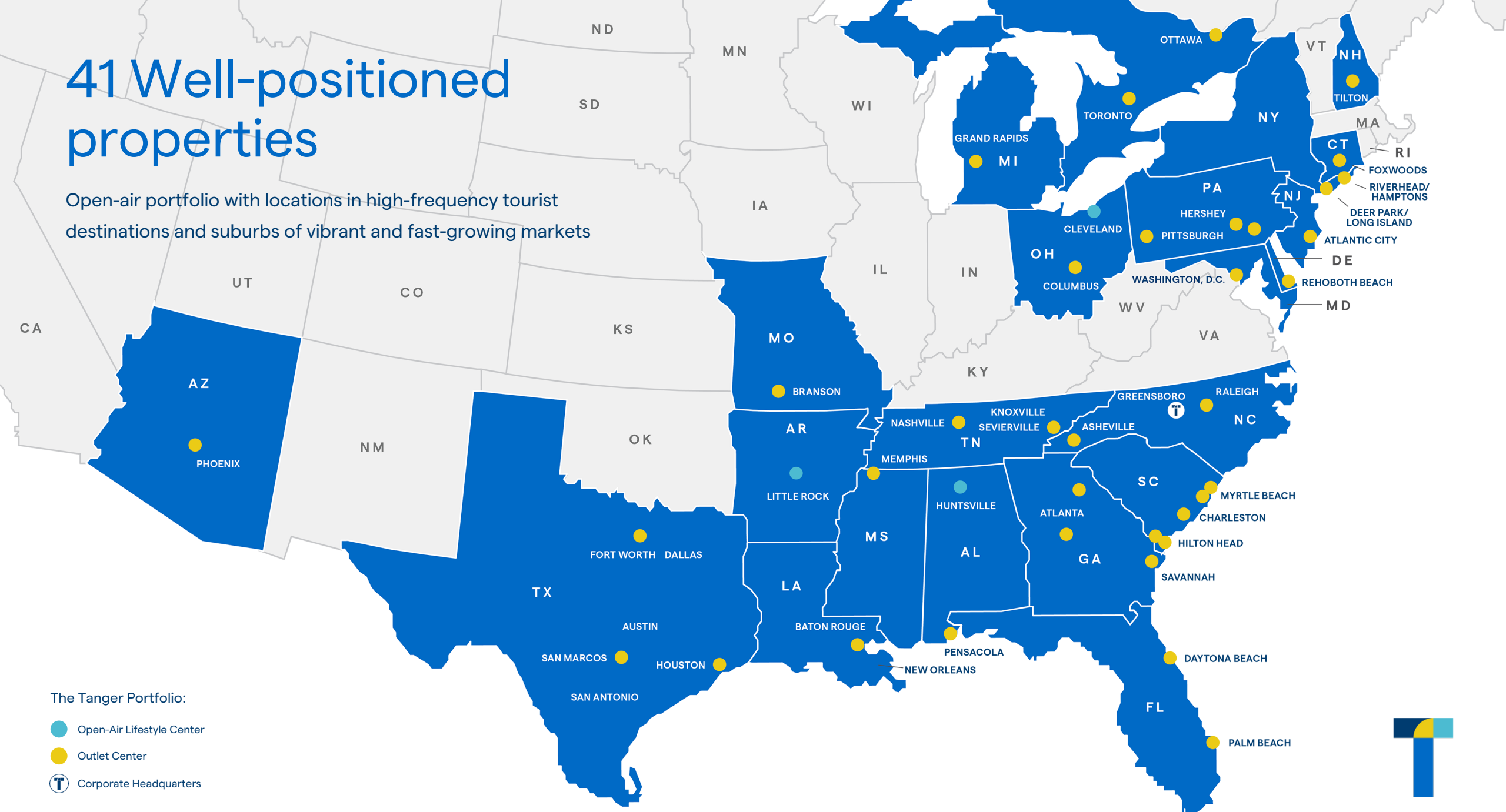


Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Biltmore Park Town Square	4	11
Biltmore Village	4	17
Asheville Mall	6	15

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics

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

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CONTACT US



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**Tanger**<sup>®</sup>