



Tanger
ATLANTIC CITY

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER ATLANTIC CITY



Atlantic City's premier outlet shopping center

Known as the Entertainment Capital of the Jersey Shore, Atlantic City attracts 27 million visitors annually with its casinos, boardwalks and beaches.

ADDRESS

1931 Atlantic Ave.,
Atlantic City, NJ 08401

485K SF

Open-air shopping
destination

80+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Philadelphia, PA (60 mi)

MSA POPULATION

371,984 – Atlantic City, NJ

TOURIST HUB

27 Million to Atlantic
City, NJ

POLO RALPH LAUREN



COACH
OUTLET



Prime location

Conveniently located just off the Atlantic City Expressway (Route 30), situated in the heart of Atlantic City’s shopping district, making it easily accessible for visitors coming from nearby casinos and hotels.



70,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Atlantic City International Airport
10 miles northwest of the center

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



ATLANTIC CITY, NJ RANKINGS

#1 Boardwalk in the Country
TimeOut Magazine

#13 Best U.S. Cities for
Business Executives
Market Beat

Tanger Outlets Atlantic City
#5 Top Attraction in Atlantic
City
TripAdvisor



TOURIST HUB

27 Million Annual Visitors to
Atlantic City, NJ

9 Casinos

5 AAA Four-Diamond Resorts

18K Hotel Rooms

1.8M SF Meeting Space



PROXIMITY TO MARKET DESTINATIONS

Less than a mile from the city's
world-famous boardwalk

4 miles of beachfront ocean
views, retail, and entertainment

Historic Steel Pier – classic
amusement rides, including
The Wheel, the **3rd largest**
observation wheel in the U.S.



A GROWING COMMUNITY

(proposed, planned or under
construction within 10 miles)

+887 Multi-Family Units

+2 Hotels / **+331** Hotel Rooms

\$2.7B Bader Field
Redevelopment (1-mile away) –
plans for 10K residential units,
400K SF office, 2.5-mile F1-style
racetrack

Source: CoStar

TANGER ATLANTIC CITY

Demographics

TRADE AREA

7.2M
2024 Population

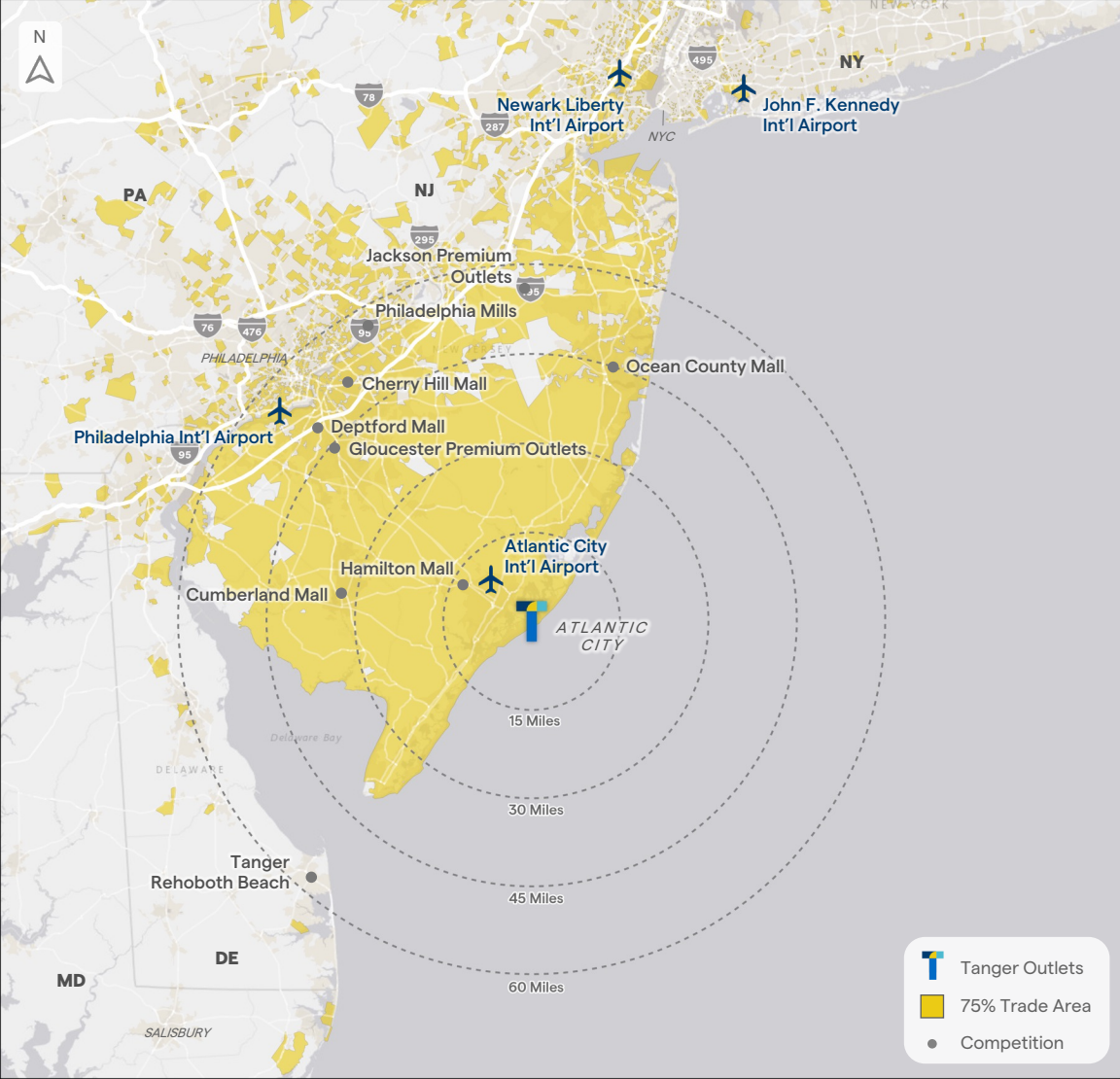
0.6%
2024-2029 Population Growth Rate
U.S. 1.9%

40.3
Median Age
U.S. 39.3

\$128K
Average Household Income
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Atlantic City, NJ MSA
2024 Population	7,196,462	240,111	423,434	1,241,789	371,984
2024-2029 Pop. Growth Rate	0.6%	-1.5%	-0.9%	0.1%	-1.8%
Households	2,733,301	96,499	169,239	488,842	150,939
Avg. HH Income	\$128,188	\$111,206	\$117,541	\$118,167	\$113,628
Median Age	40.3	43.7	45.1	43.9	45

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics

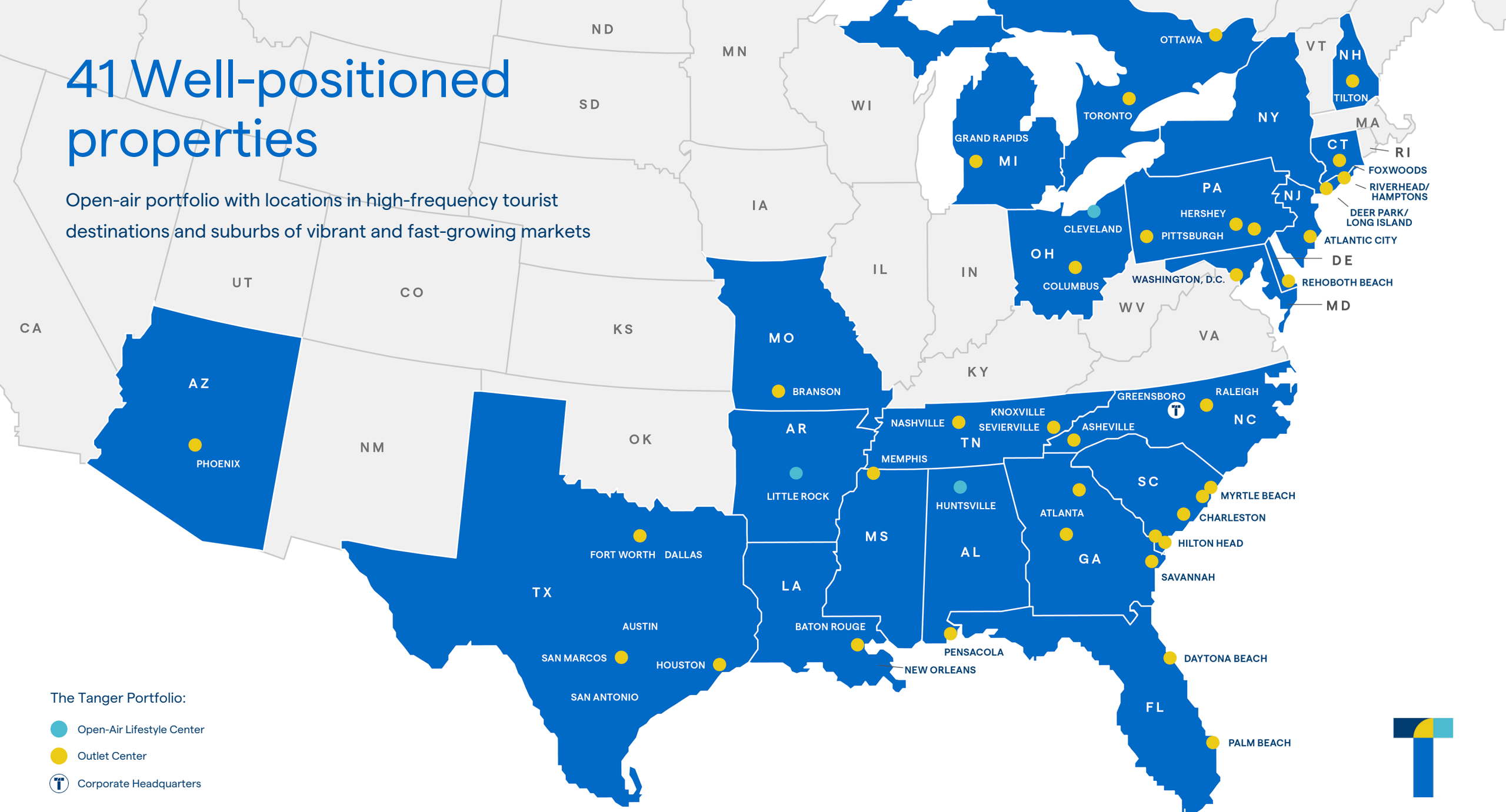


Market Retail

	DISTANCE (Miles)	DRIVE TIME (Minutes)
Hamilton Mall	13	17
Cumberland Mall	32	55
Gloucester Premium Outlets	44	43
Ocean County Mall	45	53
Deptford Mall	48	51
Cherry Hill Mall	51	60
Jackson Premium Outlets	55	72
Philadelphia Mills	57	77
Tanger Rehoboth Beach	58	155

41 Well-positioned properties

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



CONTACT US



1931 Atlantic Ave., Atlantic City, NJ 08401
leasing.tanger.com

Tanger[®]