



Tanger
CHARLESTON

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER CHARLESTON



The exclusive outlet in charming Charleston

With an affordable cost of living, high quality of life and strong household income growth, Tanger Charleston is the ideal location to attract loyal locals and affluent tourists.

ADDRESS

4840 Tanger Outlet Blvd.,
North Charleston, SC 29418

386K SF

Open-air shopping
destination

80+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Savannah, GA (80 mi)
Columbia, SC (100 mi)

MSA POPULATION

859,047 – Charleston, SC

TOURIST HUB

7.7 Million to
Charleston, SC

POLO RALPH LAUREN



COACH
OUTLET

SEPHORA

TORY BURCH

VICTORIA'S SECRET

Prime location

Located adjacent to Charleston International Airport near Interstate 26/526, providing easy access to all areas of the market.



299,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Charleston International Airport
<1 mile to the east of the center

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



CHARLESTON, SC RANKINGS

#1 Small City in the U.S.
Conde Nast Traveler

#1 Best Cities in the South
Southern Living

#2 Best Food Destinations in
the U.S.
TripAdvisor

#9 Best Places to Visit in the
U.S.
TripAdvisor



TOURIST HUB

7.7 Million Annual Visitors to
Charleston, SC

\$13 Billion Visitor Spending

51K+ Tourism Industry Jobs

20+ James Beard Award-
Winning Chefs

38+ Golf Courses

77K SF Convention Center



ROBUST ECONOMY

Aerospace
6 Boeing Facilities

Tech
250+ Companies

Manufacturing
Mercedes-Benz, Bosch, Volvo

Healthcare/Education
MUSC, Trident Health

Home to one of the **top 10**
busiest U.S. container ports



A GROWING COMMUNITY

(proposed, planned or under
construction within 10 miles)

+3.7K Multi-Family Units

+36 Hotels

+4.5K Rooms

**Four Seasons Hotel and
Condos** to break ground soon

Source: CoStar

Demographics

TRADE AREA

1.3M

2024 Population

5.7%

2024-2029 Population Growth Rate

U.S. 1.9%

38.8

Median Age

U.S. 39.3

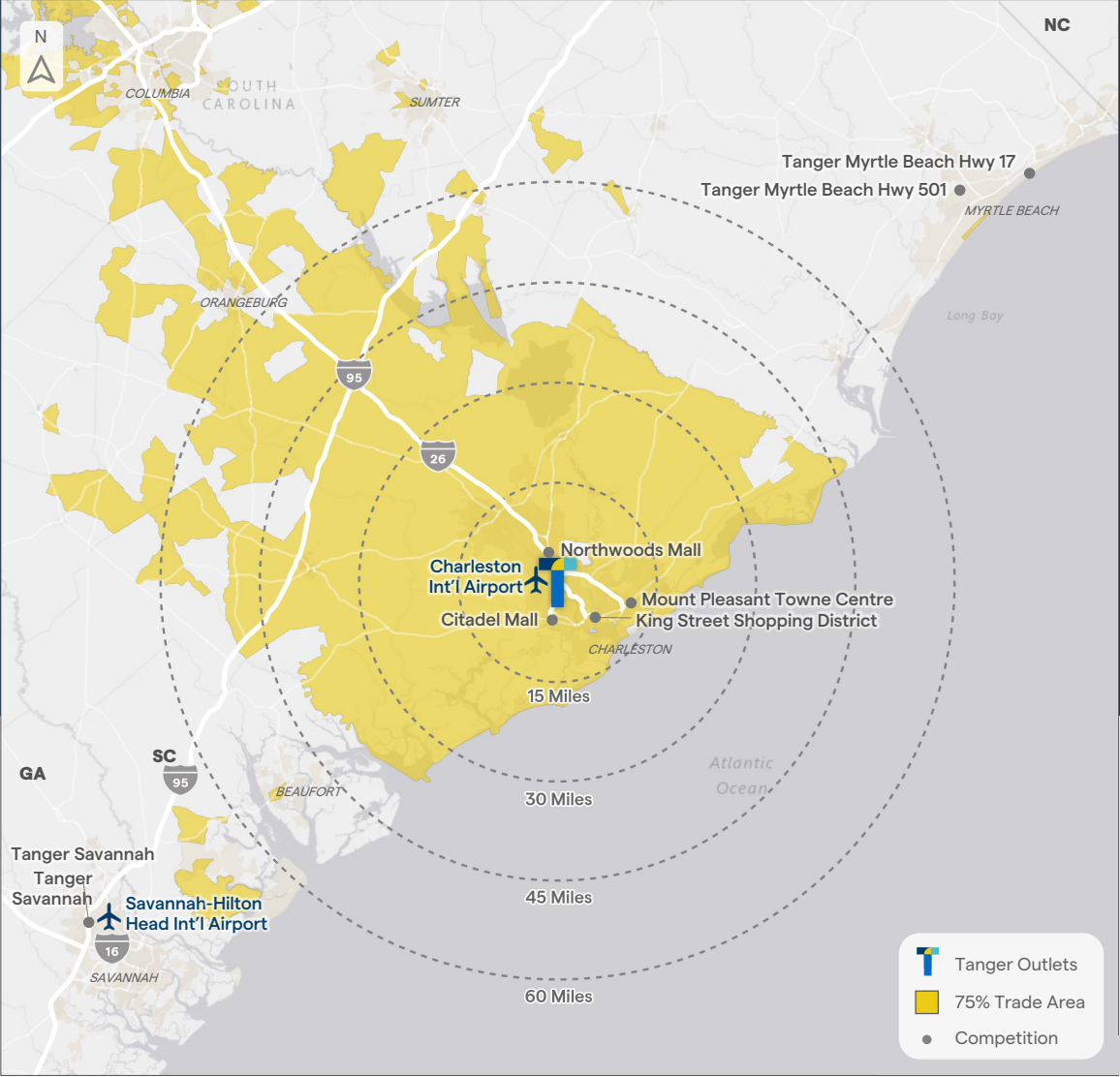
\$111K

Average Household Income

U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Charleston, SC MSA
2024 Population	1,312,280	677,919	833,934	914,042	859,047
2024-2029 Pop. Growth Rate	5.7%	5.4%	6.2%	5.8%	6.1%
Households	521,958	278,351	336,559	370,040	347,061
Avg. HH Income	\$110,722	\$117,059	\$116,506	\$112,696	\$115,055
Median Age	38.8	37.5	38.2	38.8	38.4

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics

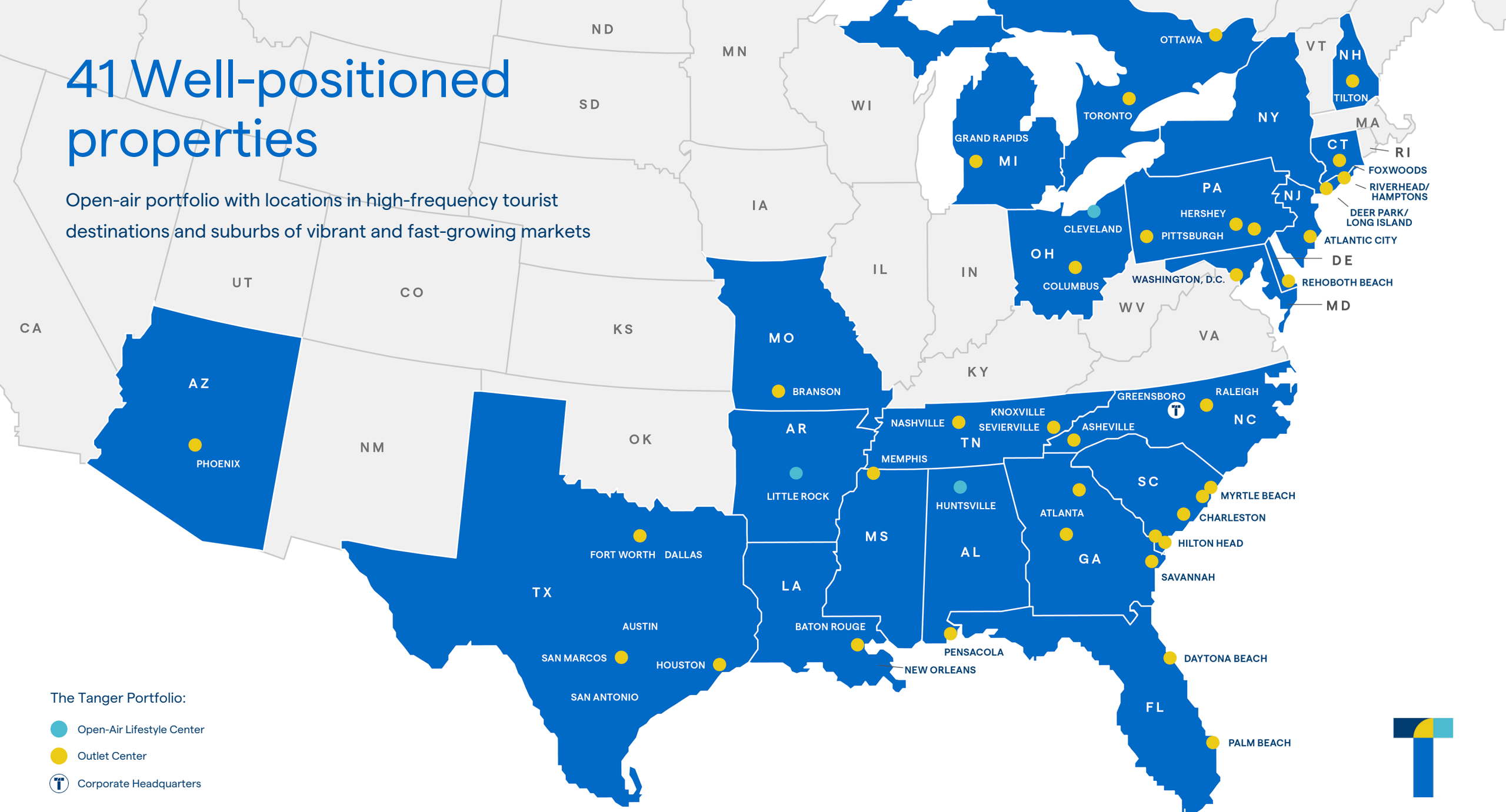


Market Retail

	DISTANCE (Miles)	DRIVE TIME (Minutes)
Northwoods Mall	5	13
Citadel Mall	5	16
King Street Shopping District	8	21
Mount Pleasant Towne Centre	11	20
Tanger Savannah	87	105
Tanger Myrtle Beach 501	86	120
Tanger Myrtle Beach 17	95	128

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[®]