



Tanger
COMMERCE

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER COMMERCE



Premier outlet in the high-growth Atlanta market

Strategically located northeast of Atlanta off I-85, Tanger Commerce is one of two Tanger centers in the Atlanta metro area. Convenient to the north side of Atlanta and the cities of Athens and Gainesville, Tanger Commerce provides the ideal location for retailers who want to grow their business.

ADDRESS

800 Steven B. Tanger Blvd.,
Commerce, GA 30529

371K SF

Open-air shopping
destination

65+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Athens, GA (20 mi)
Atlanta, GA (60 mi)
Greenville, SC (75 mi)

MSA POPULATION

6,399,274 – Atlanta, GA

TOURIST HUB

50 Million to Greater
Atlanta, GA

POLO RALPH LAUREN



COACH
OUTLET

MICHAEL KORS

Marshall's

AMERICAN EAGLE®
OUTFITTERS

ULTA
BEAUTY

Prime location

Strategically located near Interstate 85, making it highly accessible for visitors from various directions.



87,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Hartsfield-Jackson Atlanta International Airport
67 miles southwest of the center

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



ATLANTA, GA RANKINGS

#6 Best Place to Visit in Georgia

U.S. News & World Report

#6 Hottest Housing Market in U.S.

Zillow

#9 Best Cities in the South

Southern Living

#7 Most Populous MSA in U.S.

ESRI



BUSINESS CLIMATE

Top Area Employers include Delta Airlines, Lockheed Martin, Emory University & Hospital, Home Depot, University of Georgia, and Northeast Georgia Medical Center

Top logistics market with access to 80% of the U.S. market within a standard 2-day drive



PROXIMITY TO UNIVERSITIES / COLLEGES

114K+ students within 50 miles

- University of Georgia, 41K students and over 11K employees; top destination for football fans
- University of North Georgia, 18K students
- Georgia Gwinnett College, 11K students



A GROWING COMMUNITY

(proposed, planned or under construction within 15 miles)

+2 Hotels

+158 Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

1.5M

2024 Population

5.6%

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

38.5.0

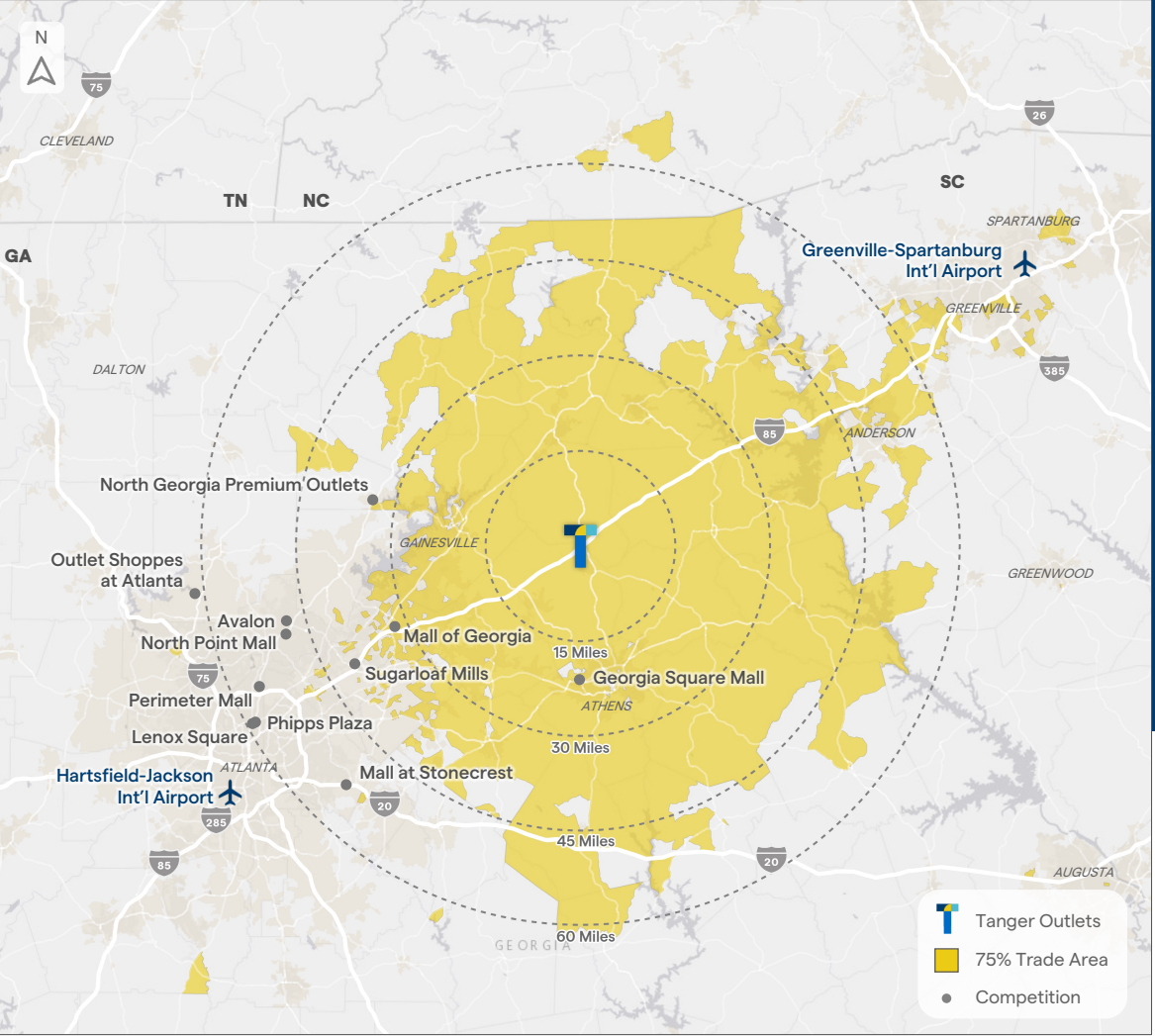
Median Age
U.S. 39.3

\$104K

Average Household Income
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Atlanta, GA MSA
2024 Population	1,477,778	98,742	862,162	2,225,198	6,399,274
2024-2029 Pop. Growth Rate	5.6%	6.8%	6.0%	5.7%	3.9%
Households	536,542	34,832	310,609	780,760	2,390,441
Avg. HH Income	\$104,420	\$94,974	\$103,571	\$117,849	\$123,829
Median Age	38.5	39.2	37.4	38.4	37.6

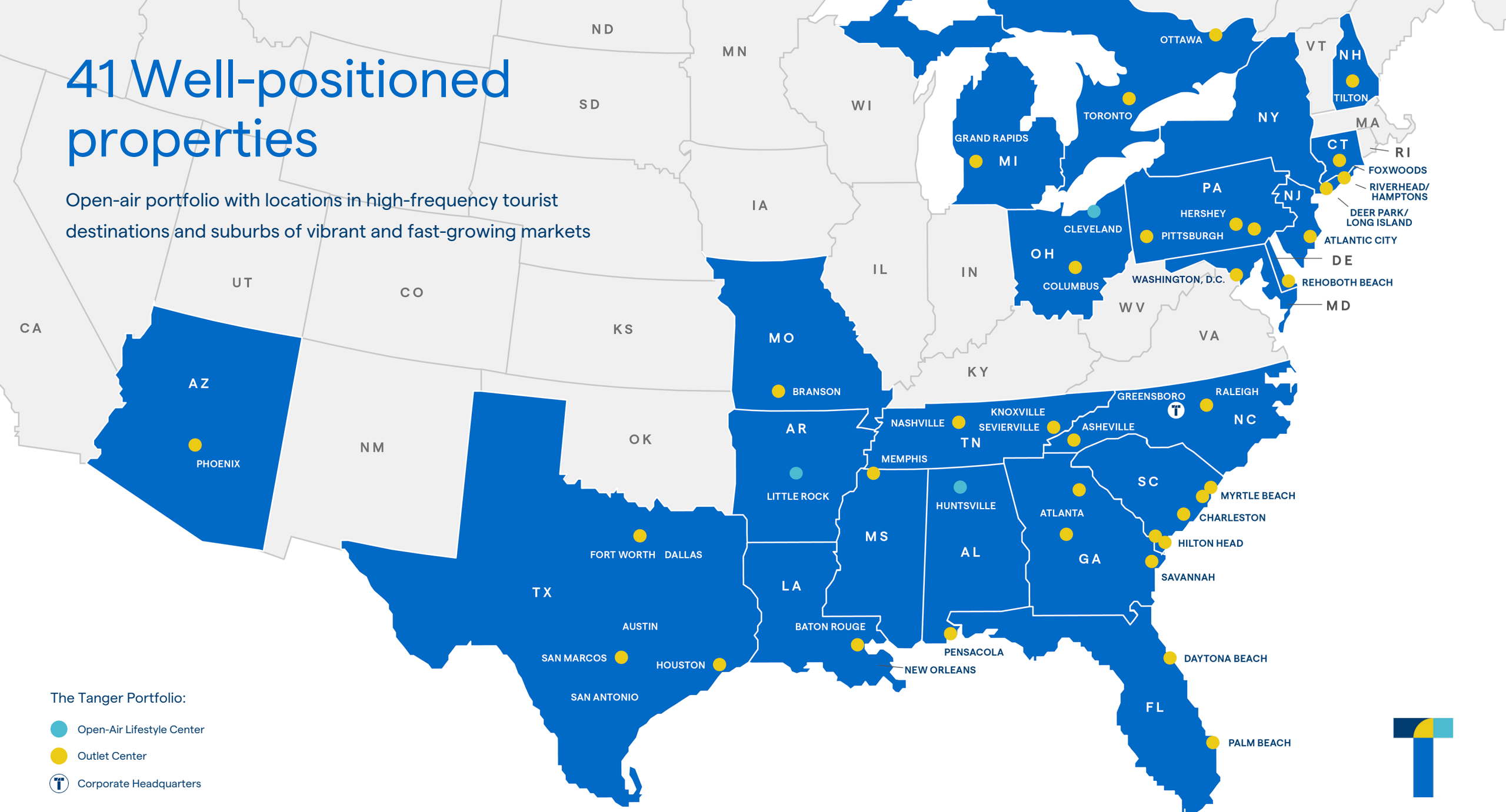
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Georgia Square Mall	21	39
Mall of Georgia	32	39
North Georgia Premium Outlets	34	69
Sugarloaf Mills	39	44
North Point Mall	49	71
Mall at Stonecrest	52	97
Perimeter Mall	56	68
Phipps Plaza	58	70
Lenox Square	58	71
Outlet Shoppes at Atlanta	61	95

41 Well-positioned properties

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



CONTACT US



800 Steven B. Tanger Blvd., Commerce, GA 30529
leasing.tanger.com

Tanger[®]