



**Tanger**  
DEER PARK

LOYAL GUESTS. UNBEATABLE VALUE.



TANGER DEER PARK



# #1 most visited outlet shopping destination in New York

Located on Long Island, Tanger Deer Park sits conveniently between one of the busiest cities in the world and one of the most luxurious beach locations in the northeast.

## ADDRESS

152 The Arches Circle,  
Deer Park, NY 11729

## 737K SF

Open-air shopping  
destination

## 100+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

New York City, NY (30 mi)

## MSA POPULATION

19,954,881 – New York, NY

## TOURIST HUB

41.8 Million to Long  
Island, NY

POLO RALPH LAUREN



COACH  
OUTLET

MICHAEL KORS

HUGO  
HUGO BOSS

BIRKENSTOCK

MARC JACOBS

SEPHORA



# Prime location

Ideally positioned just a few miles from the Long Island Expressway (Interstate 495), enabling the center to draw shoppers coming from both Long Island and New York City.



**54,000+** cars  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
John F. Kennedy International Airport  
25 miles west of the center

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





AREA RANKINGS

#1 Most Populated MSA in the U.S. (New York)  
ESRI

#1 Best Places to Retire (New York)  
U.S. News & World Report

#3 Richest County in New York (Suffolk)  
ESRI



HAVEN OF MODERN LUXURY

Long Island is home to **8 million residents** and hosts another **41.8 million visitors** each year

The region boasts a critical mass of the country’s most **expensive mansions and private residences**

**140+** Golf Courses & Country Clubs on Long Island



ACCUMULATED WEALTH

**\$2.7M** average net worth within the market, 2.1x the national average

**\$744K** average home value, 1.6x the national average

**49K** seasonal homes, largely owned by wealthy residents of New York City



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

**+2.8K** Multi-Family Units

**+5** Hotels

**+767** Hotel Rooms

Source: CoStar



Demographics

TRADE AREA

1.7M

2024 Population

42

Median Age

U.S. 39.3

-0.3%

2024-2029 Population Growth Rate

U.S. 1.9%

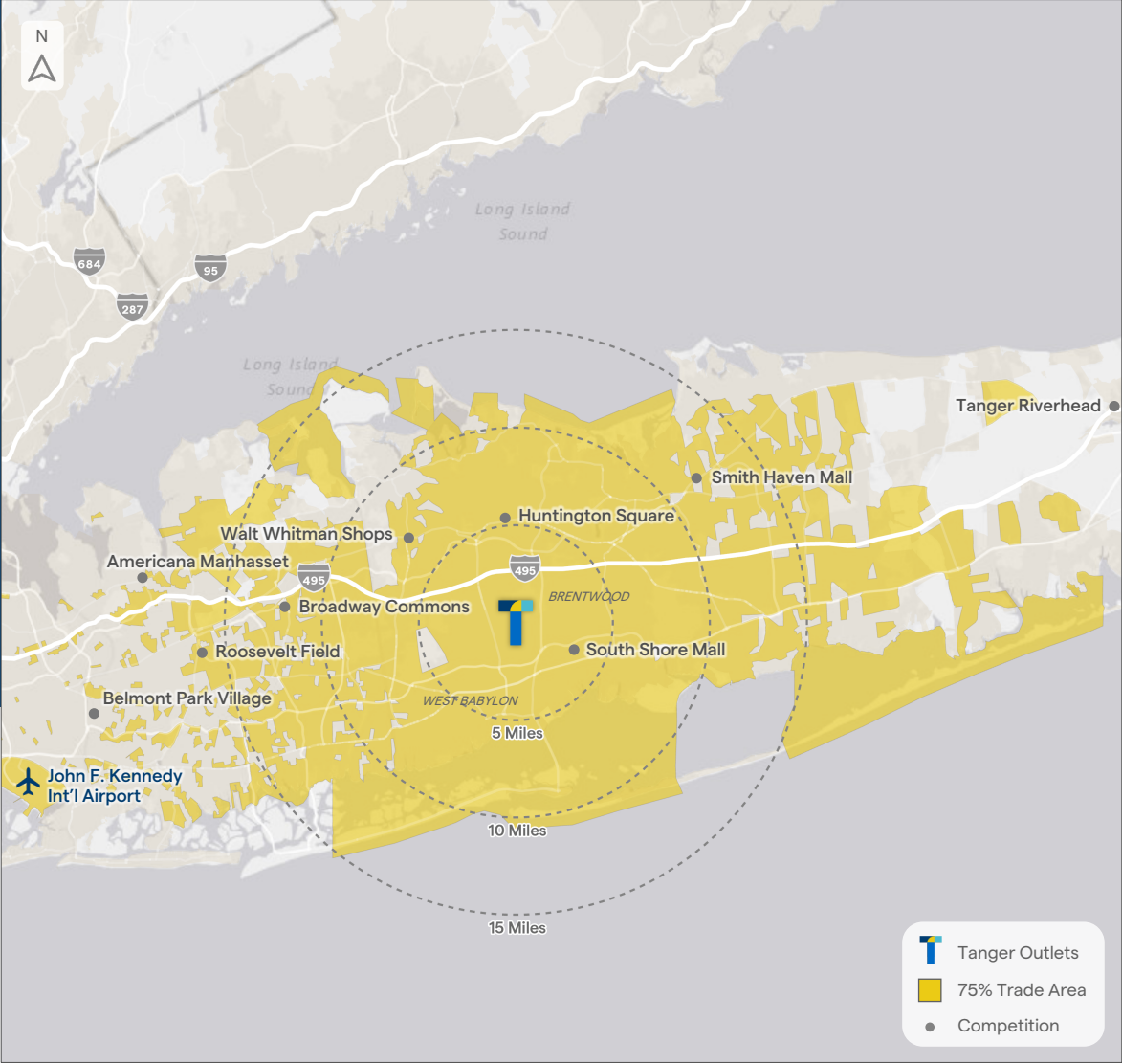
\$175K

Average Household Income

U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	New York, NY MSA
2024 Population	1,722,648	1,503,067	5,689,772	15,263,136	19,954,881
2024-2029 Pop. Growth Rate	-0.3%	-0.5%	-0.1%	-0.1%	0.1%
Households	559,772	489,697	1,940,323	5,736,389	7,414,787
Avg. HH Income	\$174,992	\$182,542	\$151,517	\$139,307	\$142,802
Median Age	42	42.4	41.2	38.9	39.4

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics

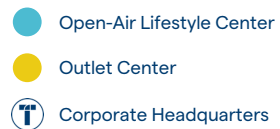


Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
South Shore Mall	4	17
Huntington Square	5	19
Walt Whitman Shops	7	24
Broadway Commons	12	27
Smith Haven Mall	12	27
Roosevelt Field	16	32
Americana Manhasset	19	36
Belmont Park Village	22	30
Tanger Riverhead	33	40



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>