



Tanger
FOLEY

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER FOLEY



A top outlet destination on the Gulf Coast

Just minutes from the white sand beaches of the Gulf Coast, Foley welcomes families back year-after-year with its world-class attractions and nationally recognized sports tourism events for all ages.

ADDRESS

2601 S. McKenzie St.,
Foley, AL 36535

555K SF

Open-air shopping
destination

100+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Pensacola, FL (30 mi)
Mobile, AL (30 mi)

MSA POPULATION

256,041 – Foley, AL

TOURIST HUB

8.4 Million to Alabama
Gulf Coast

POLO  RALPH LAUREN



MICHAEL KORS

 Columbia
FACTORY STORE

TJ-maxx

Prime location

Located near State Highway 59, easily accessible for travelers from nearby Gulf Shores, Orange Beach, and surrounding communities along the Alabama Gulf Coast.



65,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Pensacola International Airport
30 miles east of the center

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



GULF SHORES, AL RANKINGS

#1 Best Alabama Beaches

#2 Best Family Beach
Vacations

#2 Best Weekend Getaways
in the South

#5 Best Beach in the U.S.

All Rankings - U.S. News & World
Report



TOURIST MAGNET

Top tourist destination in the
state of Alabama

Hosts over **8.4 million visitors**
annually

Area attractions include the
Gulf Shores beaches, Gulf
State Park, and Alabama Gulf
Coast Zoo



SPORTS TOURISM

**Foley Sports Tourism
Complex:** a driver of tourism
and economic growth

16 multi-purpose fields

150+ events

256K+ visitors each year

\$15M+ in **economic** impact for
the city annually



A GROWING COMMUNITY

(proposed, planned or under
construction within 10 miles)

+972 Multi-Family Units

+15 Hotels

+1.7K Hotel Rooms

Ranks #3 in **population growth**
among MSAs with 200-300K
residents (+8.6% by 2029, 4.5x
the U.S. Average)

Source: CoStar, 2024 ESRI Demographics

Demographics

TRADE AREA

3.9M
2024 Population

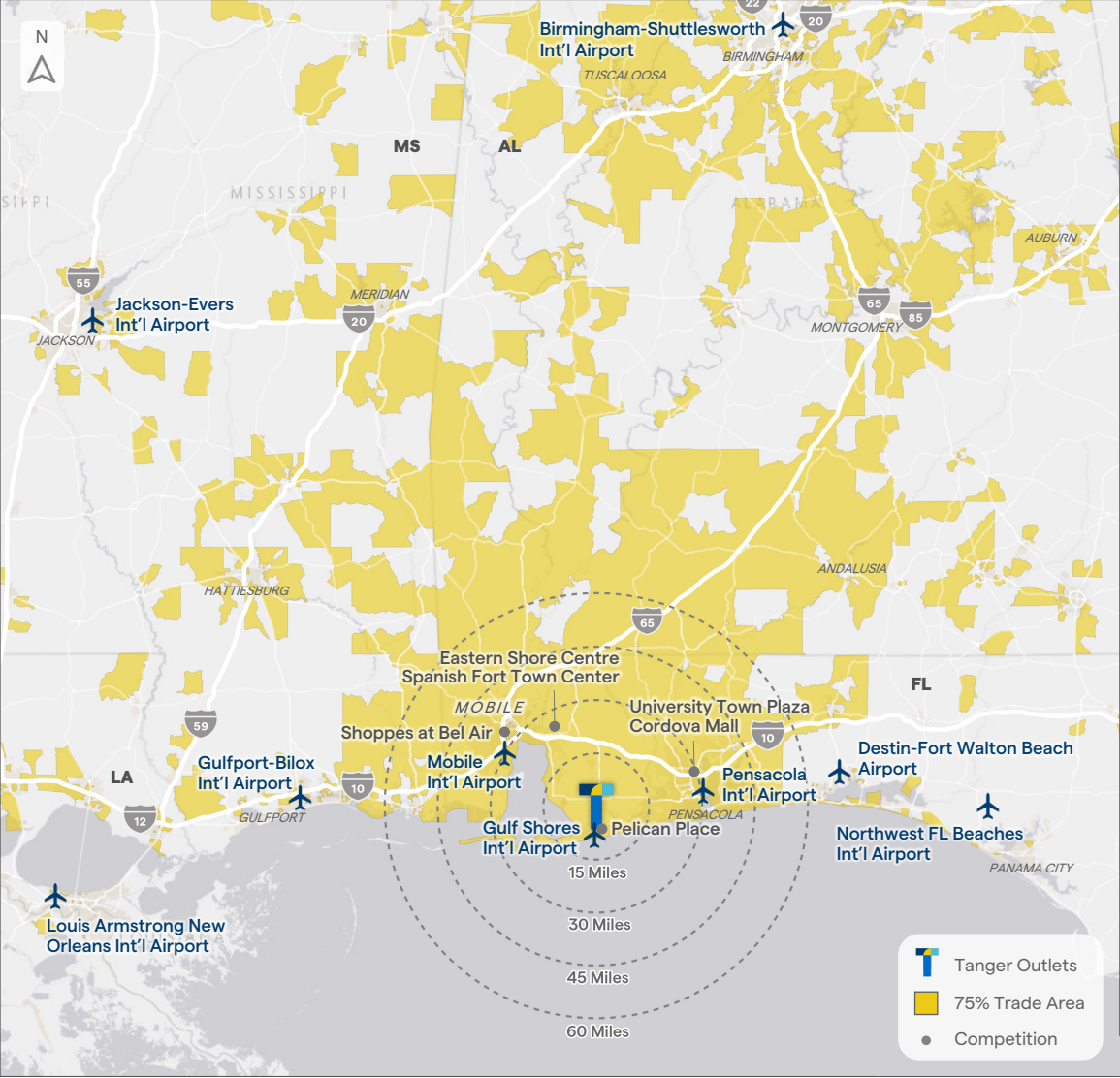
2.8%
2024-2029 Population Growth Rate
U.S. 1.9%

39.9
Median Age
U.S. 39.3

\$103K
Average Household Income
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Foley, AL MSA
2024 Population	3,910,025	135,258	537,336	1,099,289	256,041
2024-2029 Pop. Growth Rate	2.8%	8.2%	4.5%	3.0%	8.6%
Households	1,510,211	56,768	216,939	443,210	103,831
Avg. HH Income	\$102,800	\$93,872	\$94,041	\$93,440	\$100,237
Median Age	39.9	46.4	41.7	40.8	44.1

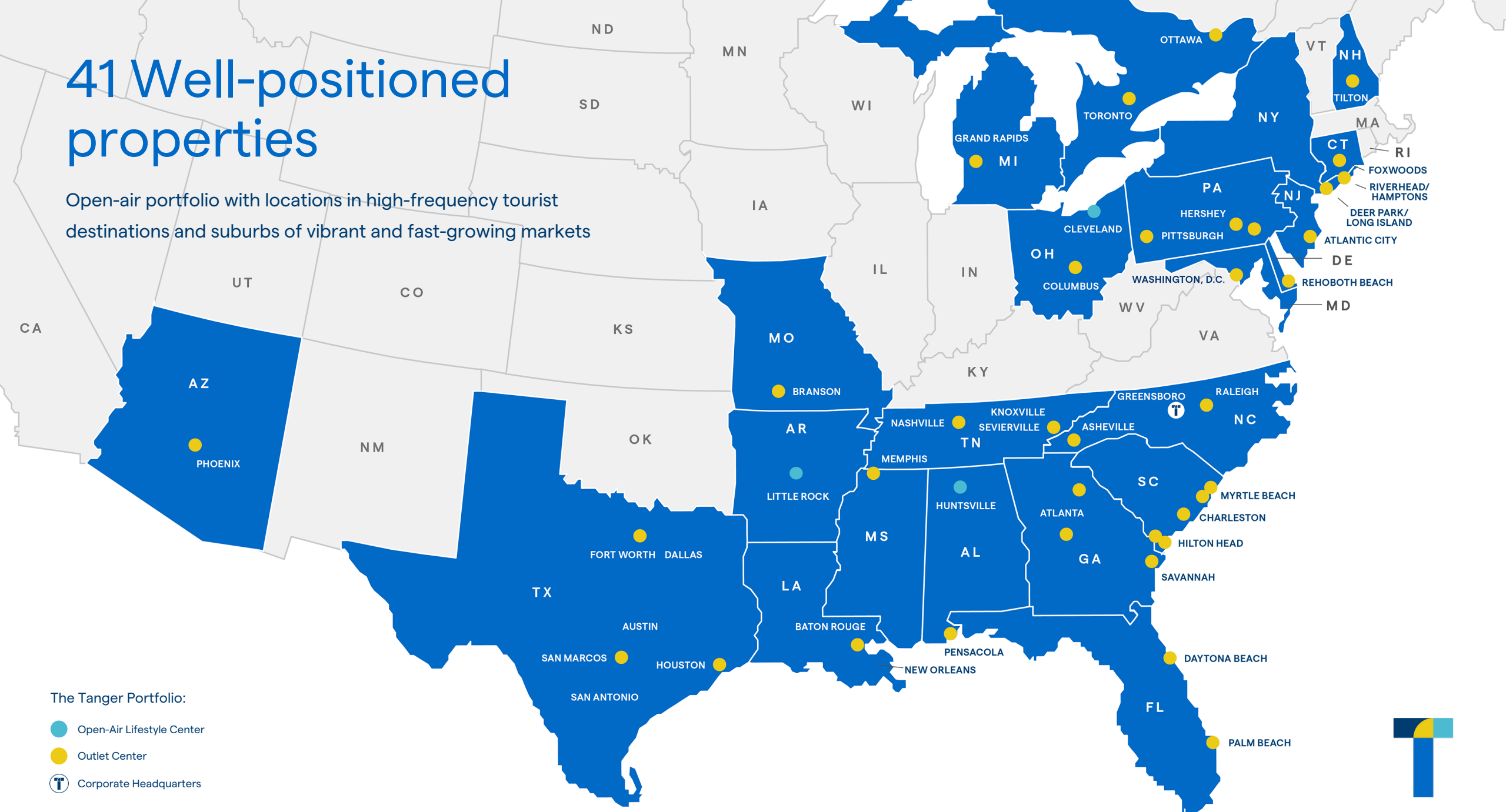
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Pelican Place at Craft Farms	5	15
Eastern Shore Centre	23	45
Spanish Fort Town Center	24	48
University Town Plaza	28	59
Cordova Mall	29	66
The Shoppes at Bel Air	33	63

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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Tanger[®]