



Tanger
GONZALES

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER GONZALES



Outlet shopping in the heart of Louisiana's tourism territory

Located between New Orleans and Baton Rouge, the largest cities in Louisiana, Tanger Gonzales is a destination for both local residents and tourists. The area is known for its rich history, culture, music, and cuisine.

ADDRESS

2100 S. Tanger Blvd.,
Gonzales, LA 70737

321K SF

Open-air shopping
destination

60+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Baton Rouge, LA (20 mi)
New Orleans, LA (55 mi)

MSA POPULATION

882,440 – Baton Rouge, LA

TOURIST HUB

7.2 Million to Baton
Rouge, LA

POLO  RALPH LAUREN



COACH
OUTLET

VICTORIA'S SECRET

 **Columbia**
FACTORY STORE

J.CREW
FACTORY

Prime location

Strategically positioned near Interstate 10 and Highway 30, enabling it to draw visitors from Baton Rouge, New Orleans, and beyond.



110,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Louis Armstrong New Orleans International Airport
43 miles east of the center

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



JAMBALAYA CAPITAL
OF THE WORLD

Gonzales is famous for its
Cajun and Creole cuisine

Host to vibrant cultural
festivals including the annual
Jambalaya Festival, founded
in 1968



TOURIST HUB

Just a short drive from major
tourist destinations in
Louisiana

Baton Rouge (20 min)
The capital of Louisiana

New Orleans (60 min)
A world-renowned city known
for its iconic French Quarter
and vibrant nightlife



PROXIMITY TO
UNIVERSITIES /
COLLEGES

90K+ students within 50 miles

- Louisiana State University,
largest in state with over 37K
students
- Southeastern Louisiana
University, 13K students
- Southern University / A&M
College, 8.2K students



A GROWING
COMMUNITY

(proposed, planned or under
construction within 10 miles)

+3 Hotels

+342 Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

1.2M

2024 Population

37.5

Median Age
U.S. 39.3

0.5%

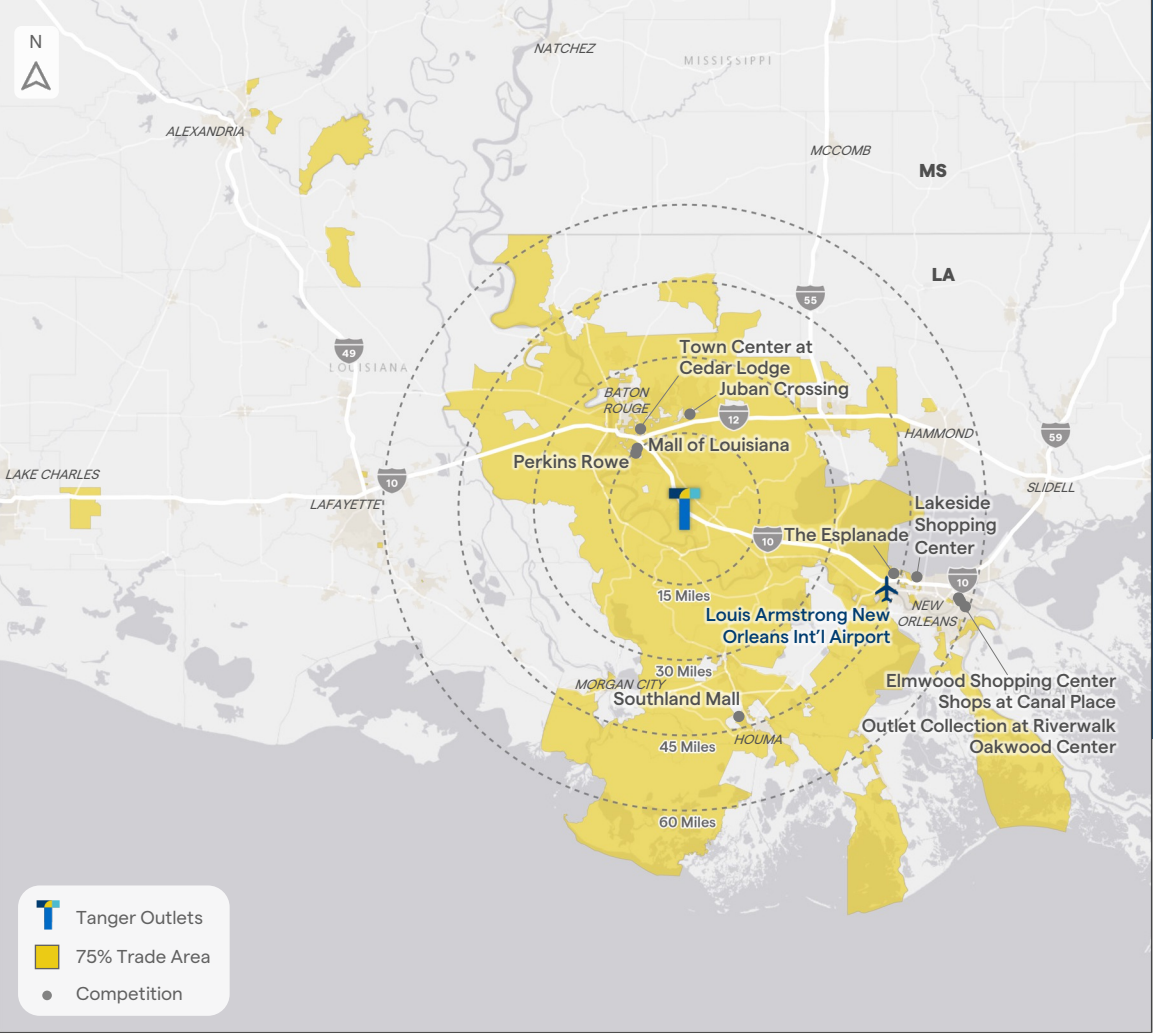
2024-2029 Population Growth Rate
U.S. 1.9%

\$97K

Average Household Income
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Baton Rouge, LA MSA
2024 Population	1,163,221	277,859	847,842	1,302,817	882,440
2024-2029 Pop. Growth Rate	0.5%	2.7%	1.0%	0.4%	1.1%
Households	452,459	107,103	331,878	506,553	343,229
Avg. HH Income	\$97,484	\$113,014	\$93,846	\$90,546	\$93,642
Median Age	37.5	37.5	36.9	37.5	37.2

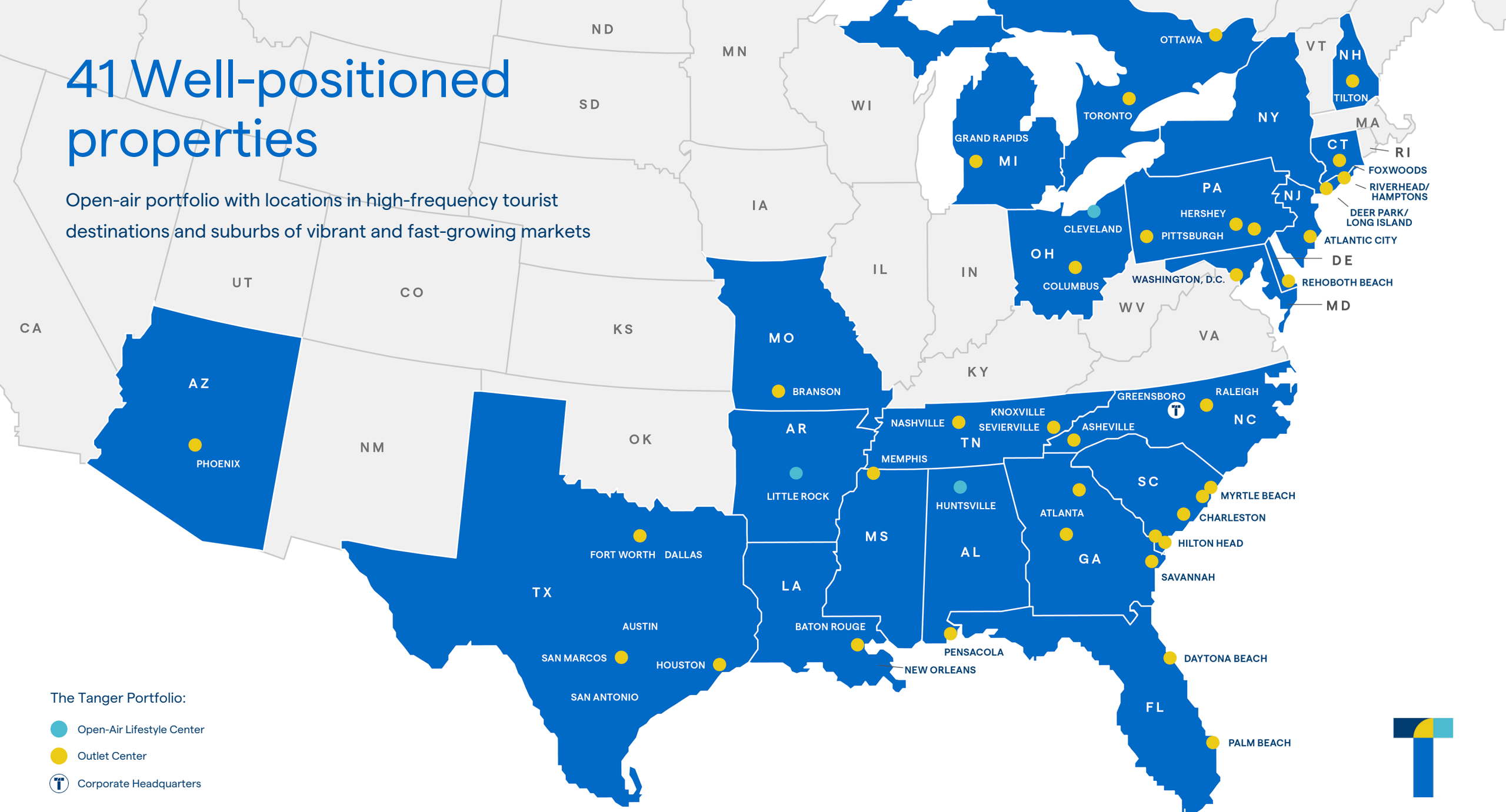
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Perkins Rowe	14	24
Mall of Louisiana	15	23
Juban Crossing	18	37
Town Center at Cedar Lodge	18	26
Southland Mall	42	86
The Esplanade	44	47
Elmwood Shopping Center	68	54
Shops at Canal Place	75	62
Outlet Collection at Riverwalk	75	63
Oakwood Center	78	62

41 Well-positioned properties

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



CONTACT US



2100 S. Tanger Blvd., Gonzales, LA 70737
leasing.tanger.com

Tanger[®]