



**Tanger**  
LANCASTER

LOYAL GUESTS. UNBEATABLE VALUE.



TANGER LANCASTER



# Outlet shopping nestled in the popular Dutch Country

The Lancaster area, with the Pennsylvania Dutch attractions, theme parks, theatres, beautiful countryside and farmlands, and great outlet shopping brings millions of tourists to the region each year.

## ADDRESS

311 Stanley K Tanger  
Blvd., Lancaster, PA  
17602-1467

## 376K SF

Open-air shopping  
destination

## 65+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Reading, PA (25 mi)  
Harrisburg, PA (40 mi)  
Baltimore, MD (55 mi)  
Philadelphia, PA (55 mi)

## MSA POPULATION

562,129 – Lancaster, PA

## TOURIST HUB

10 Million to Hershey-  
Harrisburg Region,  
PA

POLO  RALPH LAUREN



COACH  
OUTLET

POTTERY BARN  
OUTLET

AMERICAN EAGLE®  
OUTFITTERS



# Prime location

Positioned at the junction of U.S. Route 30 and Lincoln Highway East, enabling it to attract visitors from Philadelphia, Harrisburg, York, and beyond.



**30,000+ cars**  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
Philadelphia International Airport  
55 miles east of the center

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





## LANCASTER, PA RANKINGS

**#2** Best Places to Live in PA  
U.S. News & World Report

**#8** Best Small Cities in the  
U.S.  
WalletHub

**#72** Best Places to Retire  
U.S. News & World Report

**#79** Best Places to Live  
U.S. News & World Report



## TOURISM HUB

**26K** jobs supported by the  
tourism industry

**3 live-entertainment houses:**  
Sight & Sound Theatre, Dutch  
Apple Dinner Theatre, and  
American Music Theatre

**15** museums and over **80** art  
galleries



## DIVERSE ECONOMY

Top industries include  
**agriculture, manufacturing,  
healthcare, and education**

**224K+** students within **50**  
miles

- University of Delaware, 24K students
- Towson University, 20K students
- West Chester University, 17K students



## A GROWING COMMUNITY

(proposed, planned or under  
construction within 10 miles)

**+1.5K** Multi-Family Units

**+4** Hotels

**+357** Hotel Rooms

Source: CoStar



Demographics

TRADE AREA

2.0M  
2024 Population

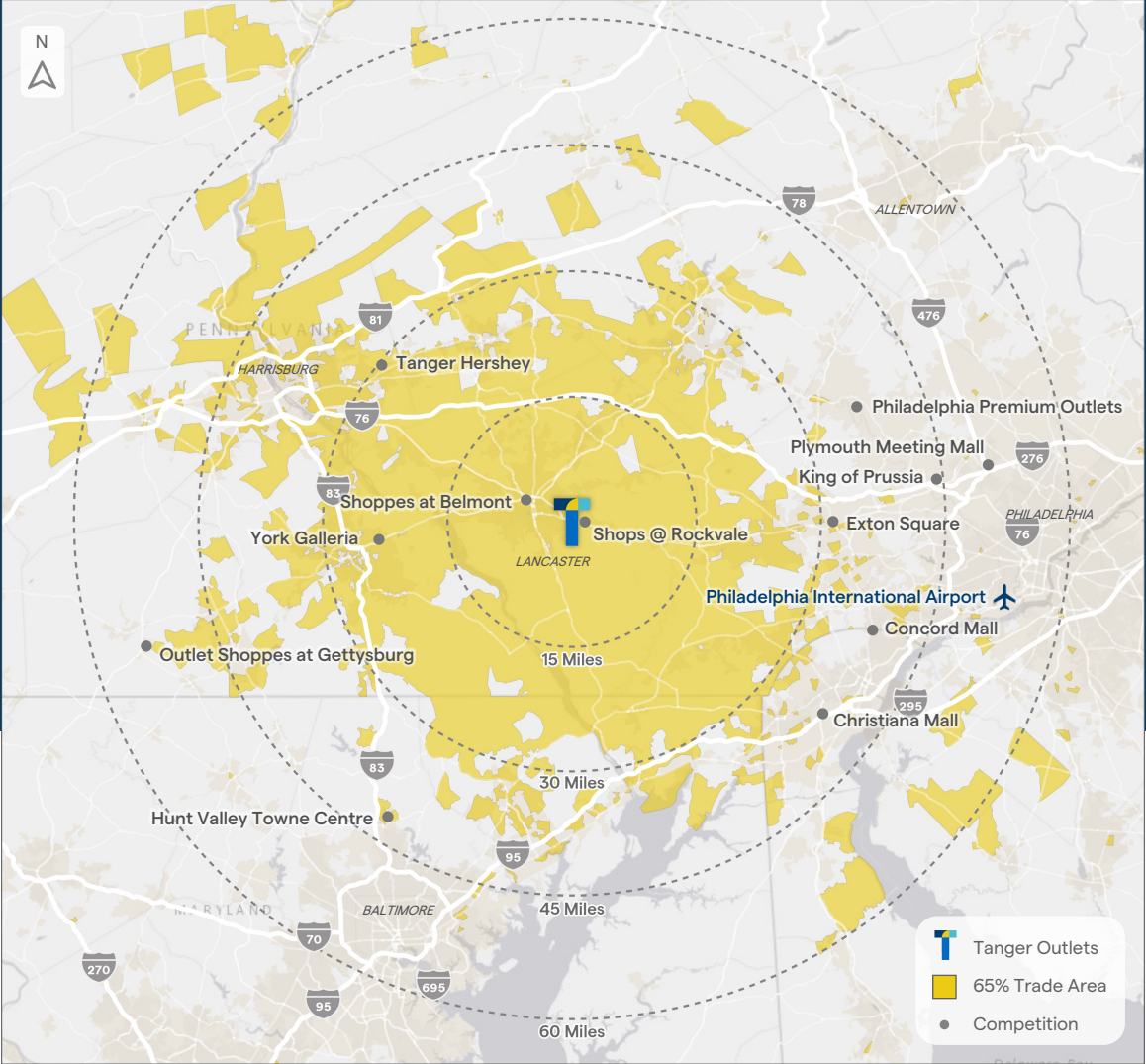
41.3  
Median Age  
U.S. 39.3

1.1%  
2024-2029 Population Growth Rate  
U.S. 1.9%

\$124K  
Average Household Income  
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Lancaster, PA MSA
2024 Population	2,046,908	461,160	1,603,583	4,003,740	562,129
2024-2029 Pop. Growth Rate	1.1%	0.8%	1.0%	0.9%	0.8%
Households	778,219	173,059	604,337	1,545,865	211,081
Avg. HH Income	\$124,154	\$113,563	\$114,494	\$125,337	\$113,906
Median Age	41.3	39.5	40.4	40.9	39.6

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics

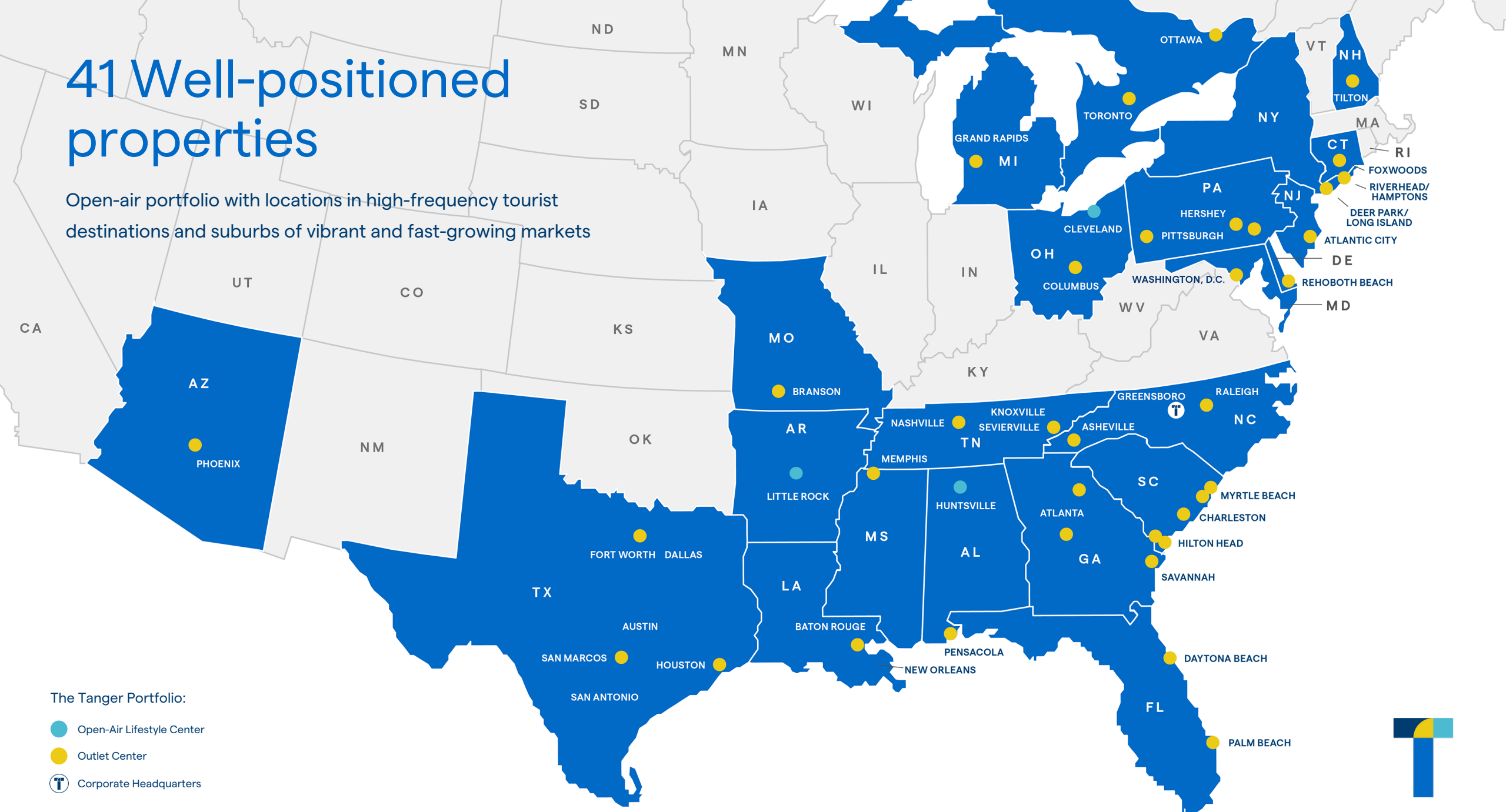


Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Shops @Rockvale	1.4	3
Shoppes at Belmont	6	14
York Galleria	24	32
Tanger Hershey	29	42
Exton Square	32	51
Philadelphia Premium Outlets	37	65
Concord Mall	39	63
Christiana Mall	39	64
Hunt Valley Towne Centre	43	70
King of Prussia	44	54
Plymouth Meeting Mall	50	63
Outlet Shoppes at Gettysburg	54	84



# 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](http://leasing.tanger.com)

**Tanger**<sup>®</sup>