



**Tanger**  
ATLANTA

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER ATLANTA



# Outlet shopping in the Empire City of the South

Located midway between Atlanta and Macon on I-75, a major corridor for interstate travelers, Tanger Atlanta is one of two Tanger centers in the Atlanta area, an ideal growth market for retailers.

## ADDRESS

1000 Tanger Dr.,  
Locust Grove, GA 30248

## 321K SF

Open-air shopping  
destination

## 60+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Atlanta, GA (30 mi)  
Macon, GA (45 mi)

## MSA POPULATION

6,399,274 – Atlanta, GA

## TOURIST HUB

50 Million to Greater  
Atlanta, GA

POLO  RALPH LAUREN



COACH  
OUTLET

VICTORIA'S SECRET

MARC JACOBS



# Prime location

Located off Interstate 75, a prime location to capture both locals and visitors to the greater Atlanta metro area.



Inrix Traffic Counts - 2023



151,000+ cars  
pass by per day on  
surrounding roadways<sup>1</sup>



Nearest Major Airport  
Hartsfield-Jackson Atlanta International Airport  
30 miles northwest of the center

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





## AREA HIGHLIGHTS

**Locust Grove**, situated in the southern part of the Atlanta metro, has experienced significant growth, emerging as one of the fastest-growing areas in the market

**Top destination for travelers** along the I-75 corridor, just 35 minutes south of Atlanta, with exposure to over 150,000 vehicles daily

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



## BUSINESS CLIMATE

**Top Atlanta Area Employers** include Delta Airlines, Lockheed Martin, and Emory University & Hospital

**Firms expanding in Locust Grove** include Anderson Corporation (\$420M manufacturing facility), Home Depot (\$108M warehouse), and NVH Korea (\$72M EV parts facility)

**\$2 billion+ in investments and 8K new jobs** in Henry County since 2019



## PROXIMITY TO MARKET DESTINATIONS

**216K+ students within 50 miles**

- Georgia Tech (33 mi), 44K students
- Georgia State University (34 mi), 37K students
- Emory University (33 mi), 15K students



## A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

**+1.3K Multi-Family Units**

**+7 Hotels**

**+556 Hotel Rooms**

Source: CoStar

Demographics

TRADE AREA

3.0M

2024 Population

37.8

Median Age  
U.S. 39.3

3.7%

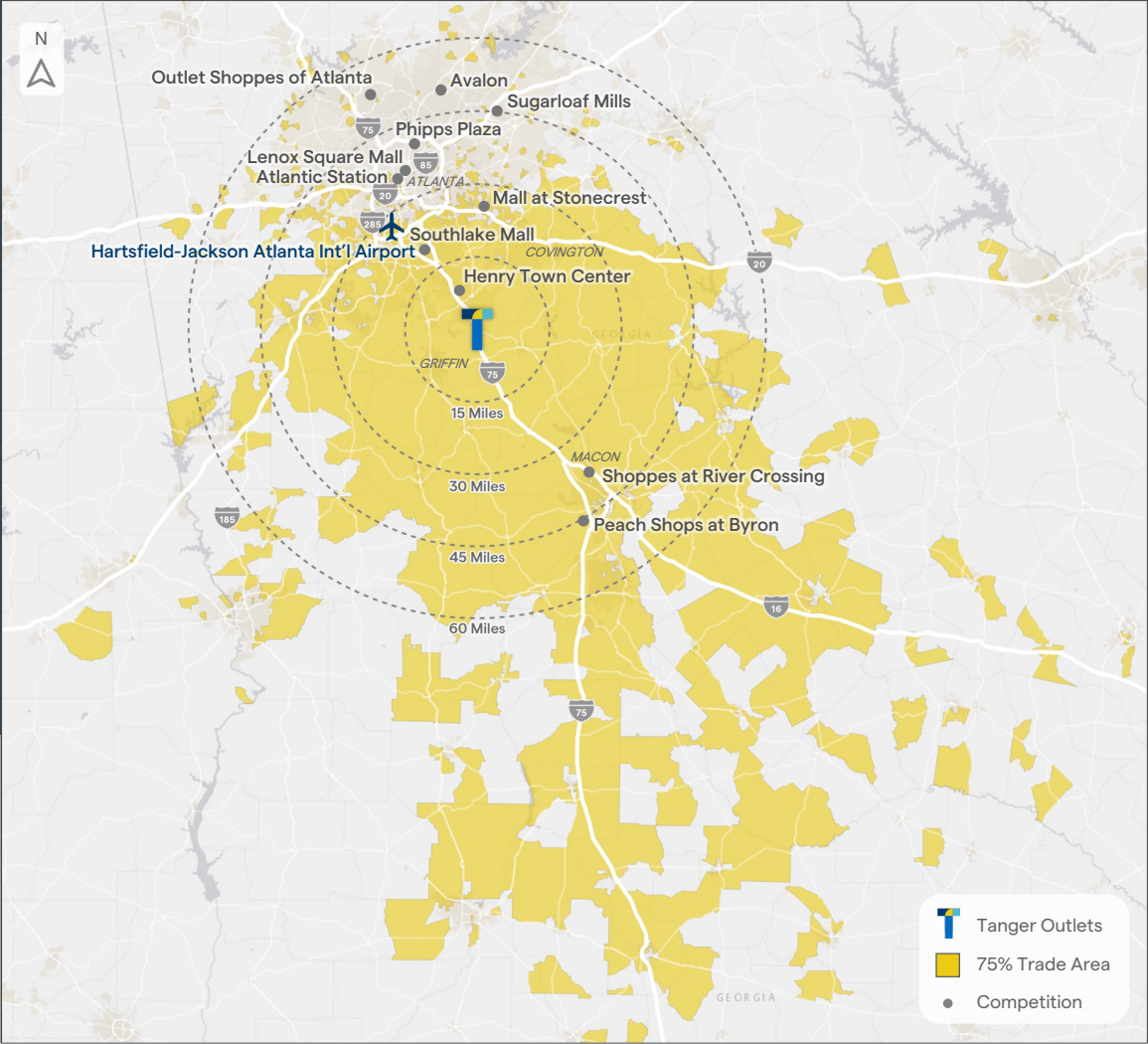
2024-2029 Population Growth Rate  
U.S. 1.9%

\$99K

Average Household Income  
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Atlanta, GA MSA
2024 Population	3,022,823	350,192	1,598,351	4,158,955	6,399,274
2024-2029 Pop. Growth Rate	3.7%	4.5%	2.9%	3.0%	3.9%
Households	1,112,474	123,282	585,358	1,605,568	2,390,441
Avg. HH Income	\$99,436	\$100,010	\$95,909	\$113,576	\$123,829
Median Age	37.8	38.4	38.1	37	37.6

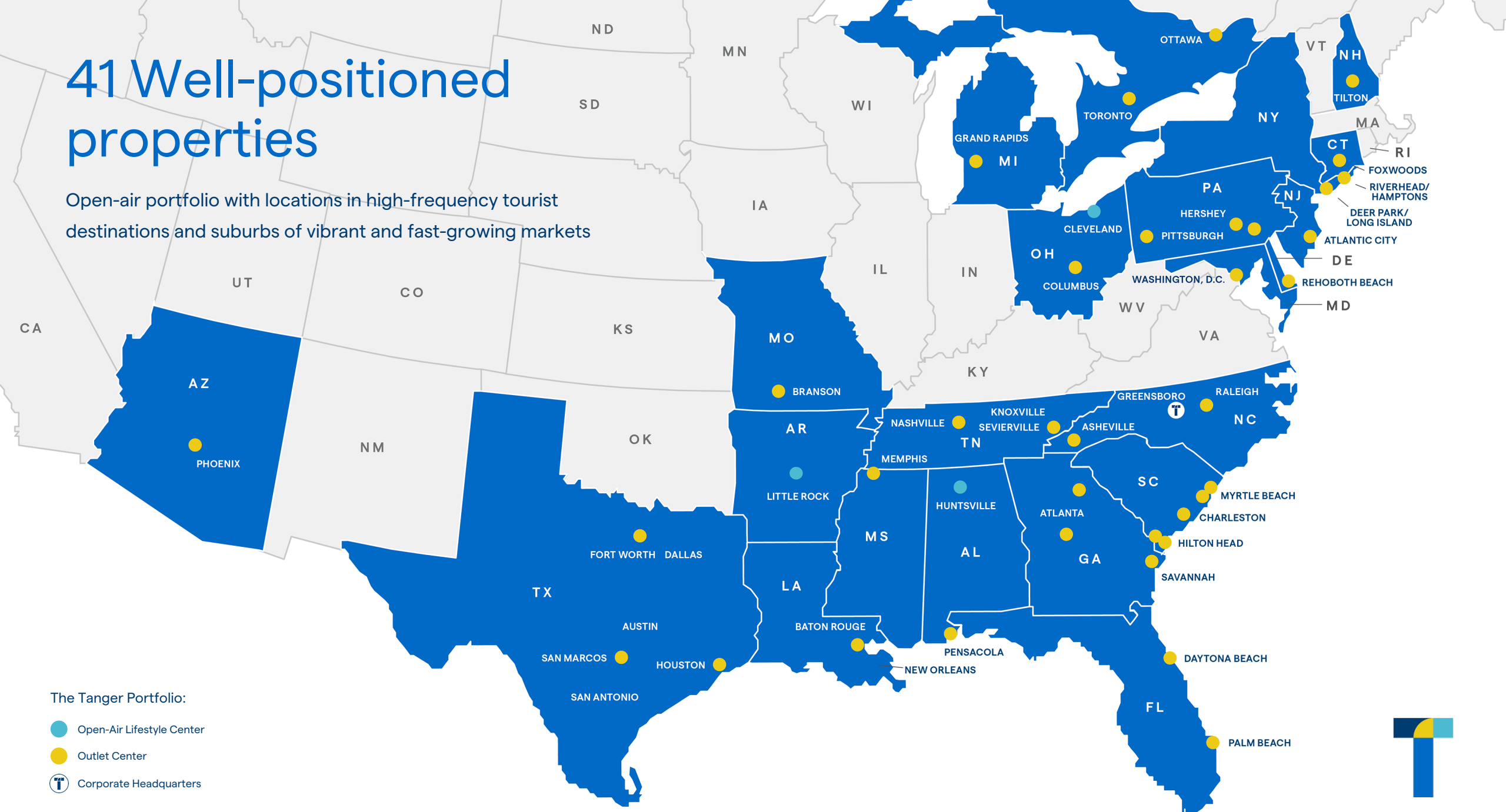
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Henry Town Center	10	18
Southlake Mall	21	29
The Mall at Stonecrest	24	43
Atlantic Station Town Center	35	41
Phipps Plaza	38	46
Shoppes at River Crossing	38	44
Lenox Square	40	80
Sugarloaf Mills	44	92
Avalon	51	90
Peach Shops at Byron	53	54
Outlet Shoppes of Atlanta	58	97

# 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**<sup>®</sup>