



Tanger
MEBANE

LOYAL GUESTS. UNBEATABLE VALUE.



The top outlet between the Blue Ridge Mountains and Atlantic Coastline

Visitors find Mebane positively charming with its shopping, restaurants, attraction and lodging. Guests enjoy the small-town feel with access to large cities just a few miles away.

ADDRESS

4000 Arrowhead Blvd.,
Mebane, NC 27302

320K SF

Open-air shopping
destination

70+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Durham, NC (20 mi)
Greensboro, NC (30 mi)
Raleigh, NC (40 mi)
Charlotte, NC (100 mi)

MSA POPULATION

182,183 – Burlington, NC

RESEARCH HUB

20 miles from three tier 1
research schools, Duke,
UNC, and NCSU

POLO  RALPH LAUREN



COACH
OUTLET



TORY  BURCH


vineyard vines

TUMI

Prime location

Situated near Interstate 85 and Interstate 40, a great stopping point for shoppers from nearby cities like Durham, Chapel Hill, and Greensboro.



Inrix Traffic Counts - 2023



159,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Raleigh-Durham International Airport
30 miles east of the center

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



AREA RANKINGS

#2 Best Places for Young Professionals in Greensboro Area (Mebane)
Niche

#2 Best Places to Live in Alamance County (Mebane)
Niche

#6 Best Places to Live (Raleigh)
U.S. News & World Report



REGIONAL ACCESSIBILITY

Positioned in **Alamance County** between several significant cities

20 miles from the **Research Triangle (Durham-Chapel Hill -Raleigh) and Piedmont Triad (Greensboro, High Point, Winston-Salem)** of North Carolina, home to over 900,000 jobs



HUB FOR EDUCATION & INNOVATION

Research Triangle Park (RTP) is the leading and largest high technology research and science park in North America

Anchored by the **University of North Carolina at Chapel Hill, Duke University and North Carolina State University**

Home to **200** companies and **50K** workers



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+2.1K Multi-Family Units

+3 Hotels

+196 Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

3.2M
2024 Population

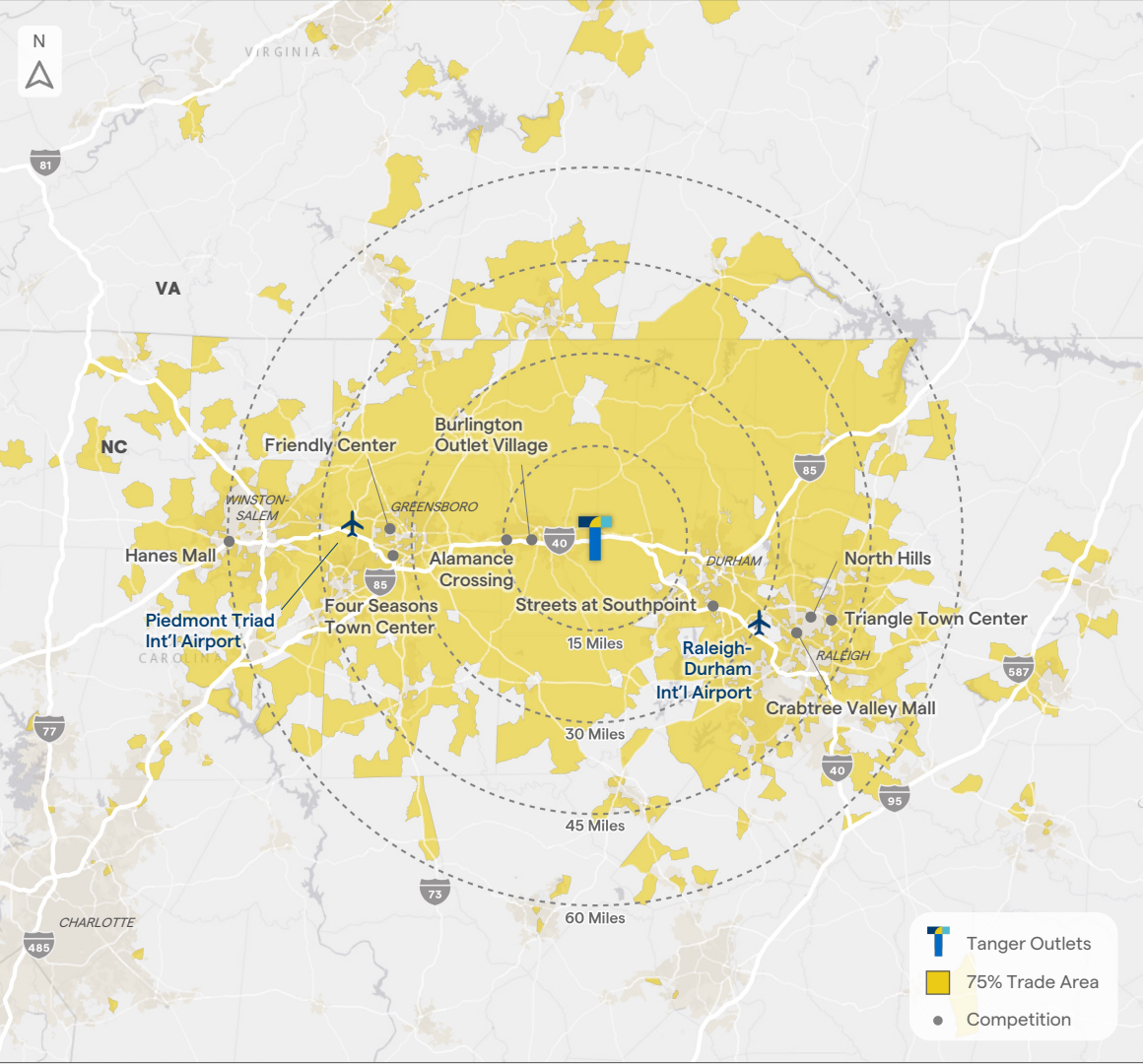
4.6%
2024-2029 Population Growth Rate
U.S. 1.9%

38.8
Median Age
U.S. 39.3

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

	Trade Area	15 Miles	30 Miles	45 Miles	Burlington, NC MSA
2024 Population	3,160,695	249,031	1,129,241	2,858,156	182,183
2024-2029 Pop. Growth Rate	4.6%	4.2%	4.6%	4.4%	5.5%
Households	1,242,378	99,340	449,255	1,146,754	72,520
Avg. HH Income	\$112,652	\$100,984	\$111,413	\$114,513	\$85,021
Median Age	38.8	40.5	37.8	38.3	39.6

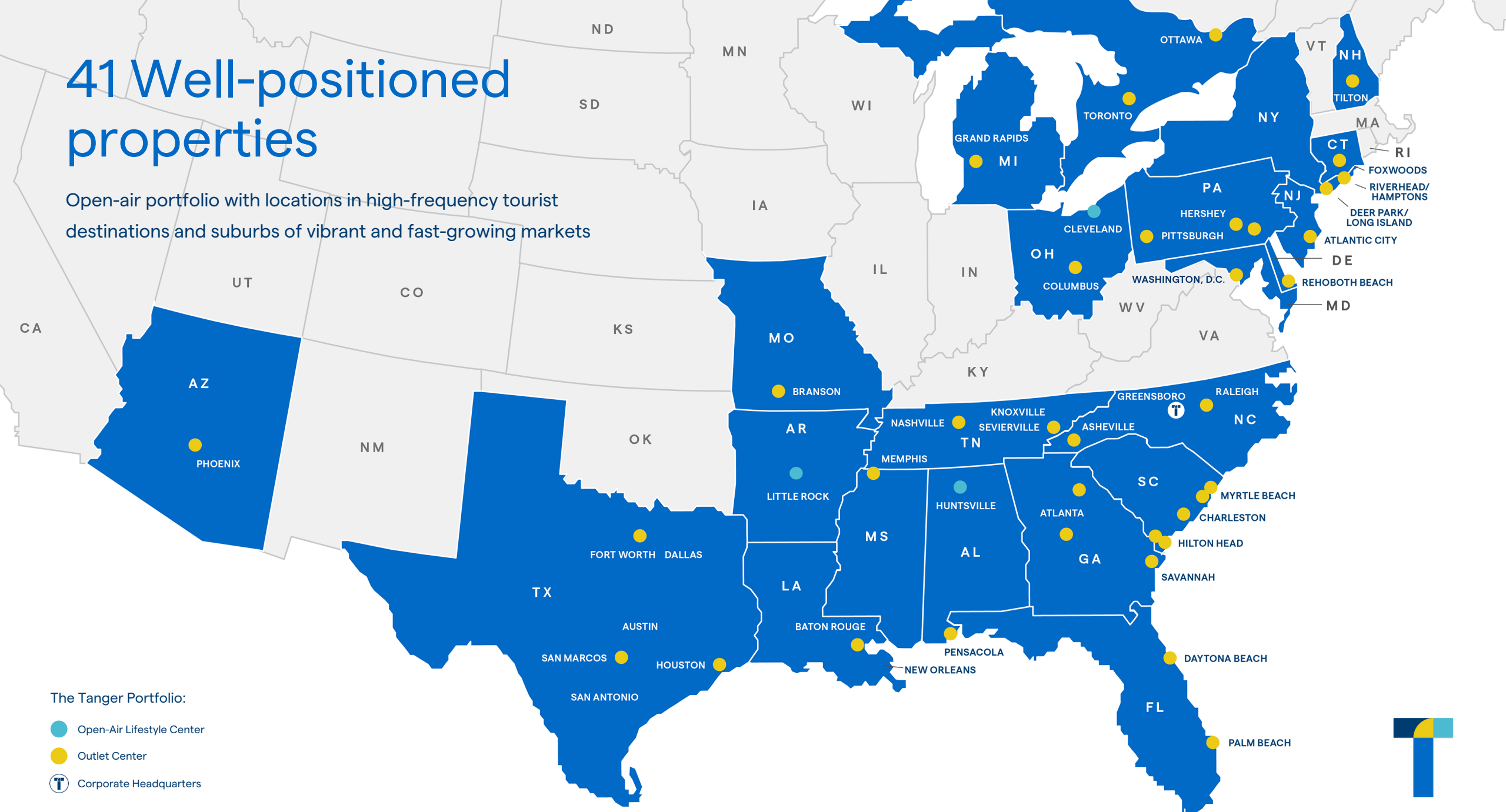
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Burlington Outlet Village	9	12
Alamance Crossing	14	20
The Streets at Southpoint	22	34
The Friendly Center	31	41
Four Seasons Town Centre	32	35
Crabtree Valley Mall	37	49
North Hills	39	49
Triangle Town Center	41	48
Hanes Mall	58	58

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

Tanger[®]