



**Tanger**  
MEMPHIS

LOYAL GUESTS. UNBEATABLE VALUE.



TANGER MEMPHIS



# Premier outlet destination in the Home of Blues

A large city with a casual, laid-back feel, Memphis attracts millions of tourists annually and is home to three Fortune 500 companies. This Mid-South city is known for its legendary character and is recognized as the "Home of the Blues & Birthplace of Rock 'n' Roll".

## ADDRESS

5205 Airways Blvd.,  
Southaven, MS 38671

## 325K SF

Open-air shopping  
destination

## 65+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Memphis, TN (15 mi)  
Little Rock, AR (130 mi)  
Jackson, MS (180 mi)  
Nashville, TN (200 mi)

## MSA POPULATION

1,344,037 – Memphis, TN

## TOURIST HUB

13.5 Million to  
Memphis, TN

POLO  RALPH LAUREN



COACH  
OUTLET



TORY  BURCH



# Prime location

Located in Southaven, MS near Interstate 55/69, enabling the center to draw visitors from Memphis, TN, located just 15 miles north.



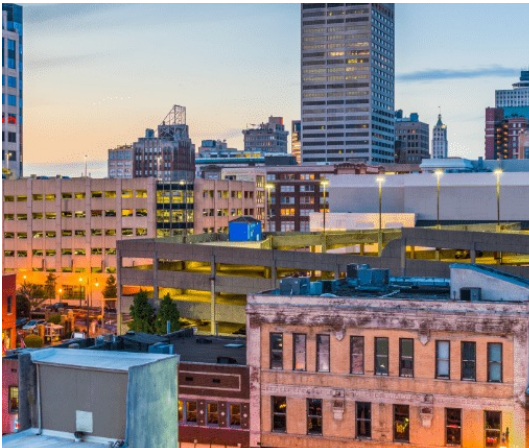
**123,000+ cars**  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
Memphis International Airport  
6 miles north of the center

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





MEMPHIS, TN  
RANKINGS

**#5** Top Trending Places to Visit in the U.S.

Trip Advisor

**#9** Top Cities for Business Headquarters

Site Selection

**#45** Most Populated MSA in U.S.  
ESRI



LIVE MUSIC  
DESTINATION

**13.5 million** annual visitors with a total economic impact of **\$4.2B**

**75%** of visitors come for the unique music scene

**26K+** existing hotel rooms in the Memphis MSA

Offers more than **60 attractions**, including **Graceland, home of Elvis Presley**



TOP VISITOR ORIGINS  
TO THE MEMPHIS  
MARKET

**22% Nearby Markets**  
within 50-100 miles

**53% Drive Markets**  
100-500 miles

**25% National Markets**  
500+ miles



A GROWING  
COMMUNITY

(proposed, planned or under construction within 10 miles)

**+30** Hotels

**+3.1K** Hotel Rooms

**+230** Multi-Family Units

Source: CoStar

Demographics

TRADE AREA

1.3M

2024 Population

38

Median Age  
U.S. 39.3

-0.1%

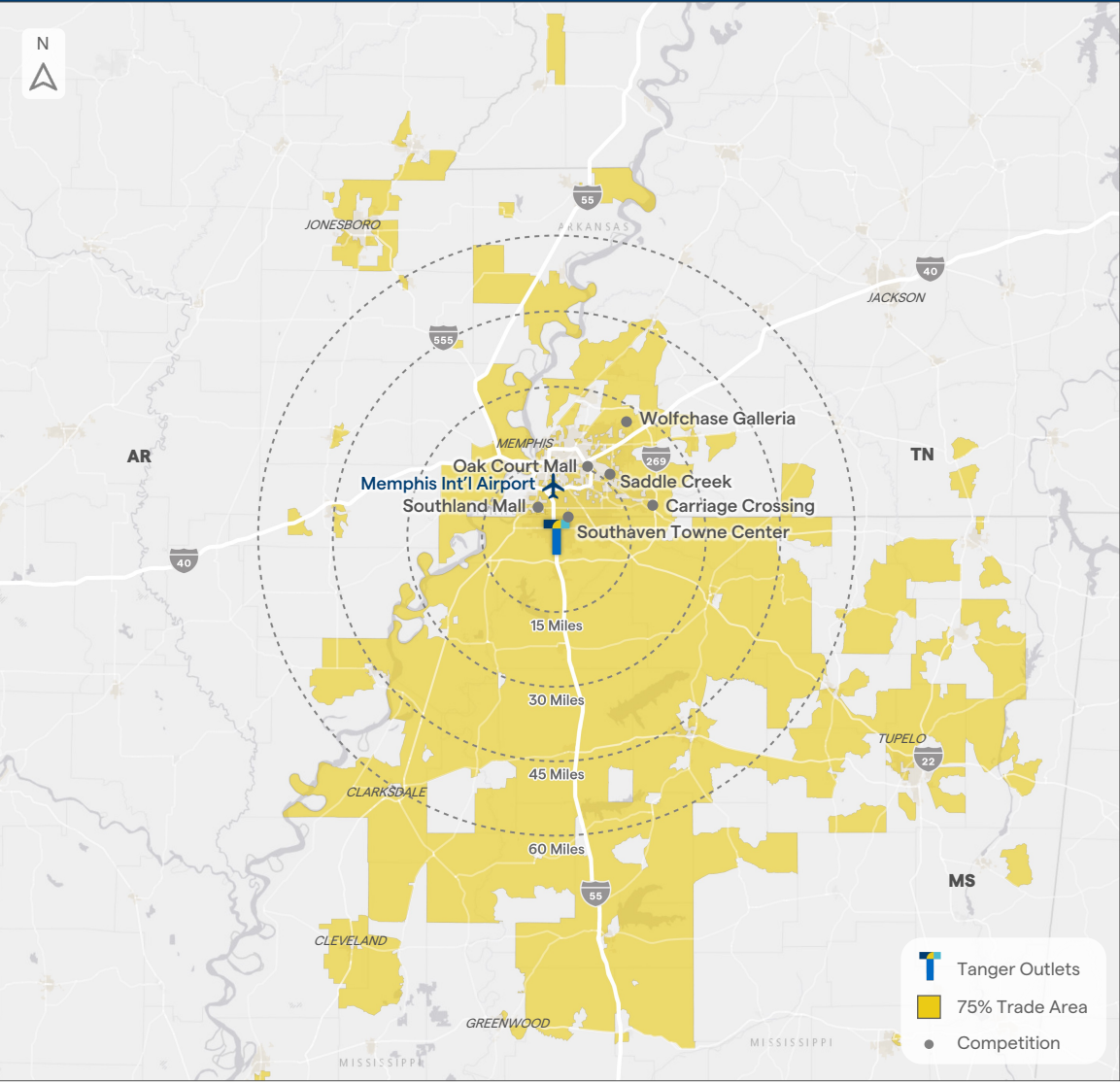
2024-2029 Population Growth Rate  
U.S. 1.9%

\$98K

Average Household Income  
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Memphis, TN MSA
2024 Population	1,265,630	627,080	1,211,197	1,374,404	1,344,037
2024-2029 Pop. Growth Rate	-0.1%	0.4%	-0.7%	-0.6%	-0.5%
Households	490,745	253,815	479,815	541,940	530,112
Avg. HH Income	\$97,593	\$92,041	\$97,108	\$96,435	\$97,153
Median Age	38	37.1	37.7	38.1	38

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Southaven Towne Center	2	7
Southland Mall	6	11
Oak Court Mall	13	28
Saddle Creek	15	31
Carriage Crossing	16	30
Wolfchase Galleria	22	33

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

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CONTACT US



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**Tanger**<sup>®</sup>