



**Tanger**  
NASHVILLE

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER NASHVILLE



# Music City's newest outlet shopping destination

Opened in October 2023, Tanger Nashville is the newest outlet destination in southeast Nashville. It's prime location in one of the market's fastest growing areas along I-24 positions the center to draw locals and tourists alike.

## ADDRESS

4060 Cane Ridge Parkway,  
Antioch, TN 37013

## 291K SF

Open-air shopping  
destination

## 55+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Nashville, TN (10 mi)  
Murfreesboro, TN (20 mi)

## MSA POPULATION

2,189,414 – Nashville, TN

## TOURIST HUB

16.8 Million to  
Nashville, TN



**COACH**  
OUTLET

**kate spade**  
NEW YORK

**AMERICAN EAGLE®**  
OUTFITTERS



**POTTERY BARN**  
OUTLET



# Prime location

Located just 10 miles south of Downtown Nashville off Interstate 24, a busy thoroughfare that connects Nashville to several key locations in the region, from Chattanooga to Atlanta, Georgia.



**186,000+ cars**  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
Nashville 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





## NASHVILLE, TN RANKINGS

**#3** The South's Best Cities  
Southern Living

**#6** Top Destinations in the  
United States  
TripAdvisor

**#7** Best Food Destinations in  
the U.S.  
TripAdvisor

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



## MUSIC CITY USA

Hosts **16.8M** annual visitors  
who spend **\$10.6B** in the  
market annually

Home to more than **190**  
**recording studios**

Famous for all forms of music,  
including **country, rock, and**  
**blues**

Home to the **Grand Ole Opry**



## BOOMING ECONOMY

### Corporate Headquarters in Nashville Region:

Amazon  
Asurion  
Bridgestone Americas  
Community Health Systems  
Dollar General Corp.  
HCA Healthcare Inc.  
ICEE  
iHeartMedia  
Mitsubishi Motors  
Nissan North America  
Saint Thomas Health  
Tractor Supply  
Vanderbilt University



## A GROWING COMMUNITY

(proposed, planned or under  
construction within 10 miles)

**+3.1K** Multi-Family Units

**+23** Hotels

**+2.8K** Hotel Rooms

Source: CoStar



Demographics

TRADE AREA

1.4M

2024 Population

8.2%

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

36.4

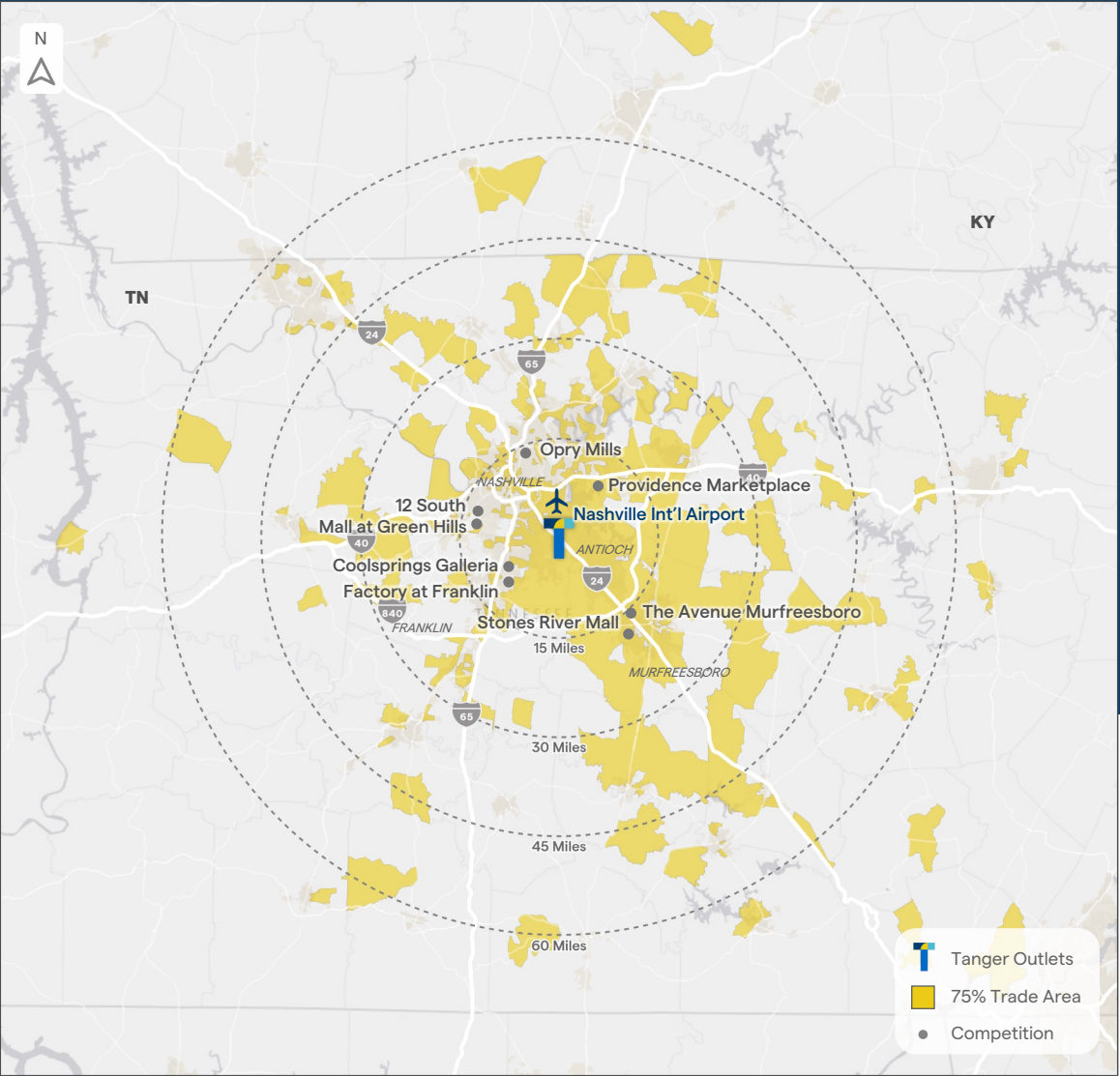
Median Age  
U.S. 39.3

\$113K

Average Household Income  
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Nashville, TN MSA
2024 Population	1,390,188	961,281	1,838,175	2,244,531	2,189,414
2024-2029 Pop. Growth Rate	8.2%	7.9%	8.4%	7.7%	7.8%
Households	533,075	383,605	721,619	875,874	855,489
Avg. HH Income	\$112,973	\$127,361	\$121,313	\$115,914	\$116,349
Median Age	36.4	35.3	36.6	37.2	37.2

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics

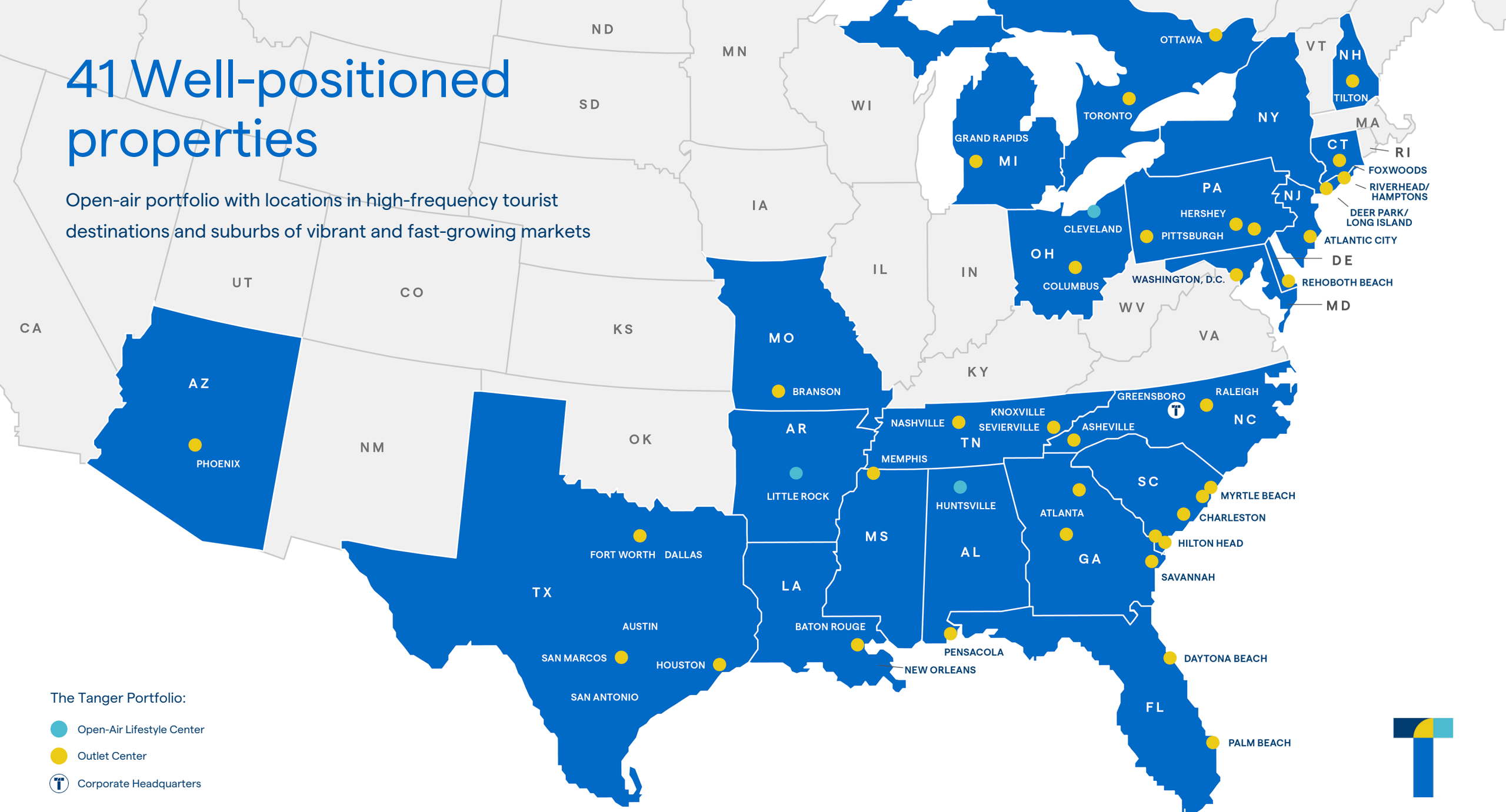


Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
12 South	10	17
Mall at Green Hills	11	19
Coolsprings Galleria	11	23
Opry Mills	12	20
Providence Marketplace	12	22
Factory at Franklin	14	31
The Avenue Murfreesboro	16	20
Stones River Town Centre	18	20



# 41 Well-positioned properties

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





CONTACT US



4060 Cane Ridge Parkway, Antioch, TN 37013  
[leasing.tanger.com](https://leasing.tanger.com)

**Tanger**<sup>®</sup>