



Tanger
PITTSBURGH

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER PITTSBURGH



Outlet shopping in the largest city in Pennsylvania

Tanger Pittsburgh is located directly in the travel path of millions of annual visitors annually. The center offers great outlet values and no tax on clothing, shoes, or specialty foods in Pennsylvania.

ADDRESS

2200 Tanger Blvd.,
Washington, PA 15301

374K SF

Open-air shopping
destination

80+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Pittsburgh, PA (20 mi)
Morgantown, WV (40 mi)
Akron, OH (90 mi)

MSA POPULATION

2,447,995 – Pittsburgh, PA

TOURIST HUB

20.4 Million to
Pittsburgh, PA

POLO  RALPH LAUREN



COACH
OUTLET

AMERICAN EAGLE®
OUTFITTERS

VICTORIA'S SECRET

Prime location

Located just off Interstate 79 at Racetrack Road (Exit 41). This ideal location makes the center easily accessible from the greater Pittsburgh market.



129,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Pittsburgh International Airport
20 miles north of the center

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



PITTSBURGH, PA RANKINGS

#2 Best Cities for College
Students and Graduates
Forbes

#2 Best U.S. Mid-Sized Cities for
Gen Z and **#3** for Millennials
CommercialCafe

#20 Best Cities to Live in the
World
Forbes



BUSINESS CLIMATE

6 Fortune 500 company
headquarters, including **PNC,**
WESCO, PPG Industries,
United States Steel, Alcoa,
and Westinghouse

Thriving tech industry with
companies like **Google, Apple,**
Meta, IBM, Intel, Microsoft,
AutoDesk, Bosch, Mindera
Software, Zoom, and Uber
having a presence in the city



SPORTS TOURISM DESTINATION

**Home to 3 world-champion
sports teams:** Pittsburgh
Pirates, Pittsburgh Penguins,
and Pittsburgh Steelers

10K+ jobs are directly
connected to sporting events
within Pittsburgh each year



A VIBRANT CULTURE

Industrial heritage reflected in
the city's museums like the
Heinz History Center

Home to the **Andy Warhol
Museum** and **Mattress Factory
Contemporary Art Museum**

Foodie destination with 3
James Beard nominated chefs

Demographics

TRADE AREA

1.4M

2024 Population

-0.9%

2024-2029 Population Growth Rate

U.S. 1.9%

43.6

Median Age

U.S. 39.3

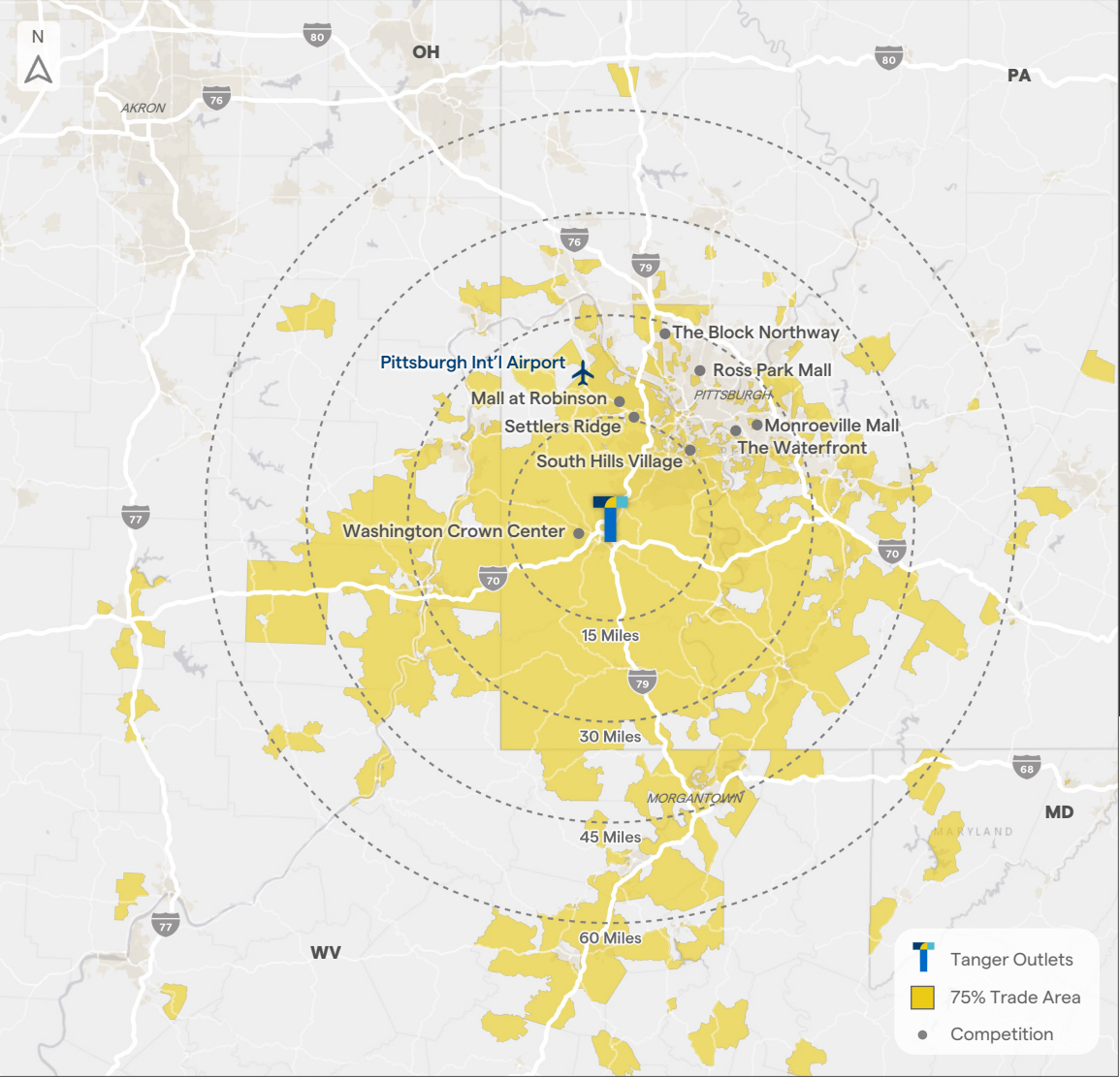
\$108K

Average Household Income

U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Pittsburgh, PA MSA
2024 Population	1,380,928	354,726	1,704,247	2,601,449	2,447,995
2024-2029 Pop. Growth Rate	-0.9%	-0.3%	-0.7%	-0.8%	-0.7%
Households	580,122	148,153	746,308	1,126,453	1,061,009
Avg. HH Income	\$107,771	\$127,887	\$104,628	\$103,183	\$104,825
Median Age	43.6	44.4	41.8	42.6	43.1

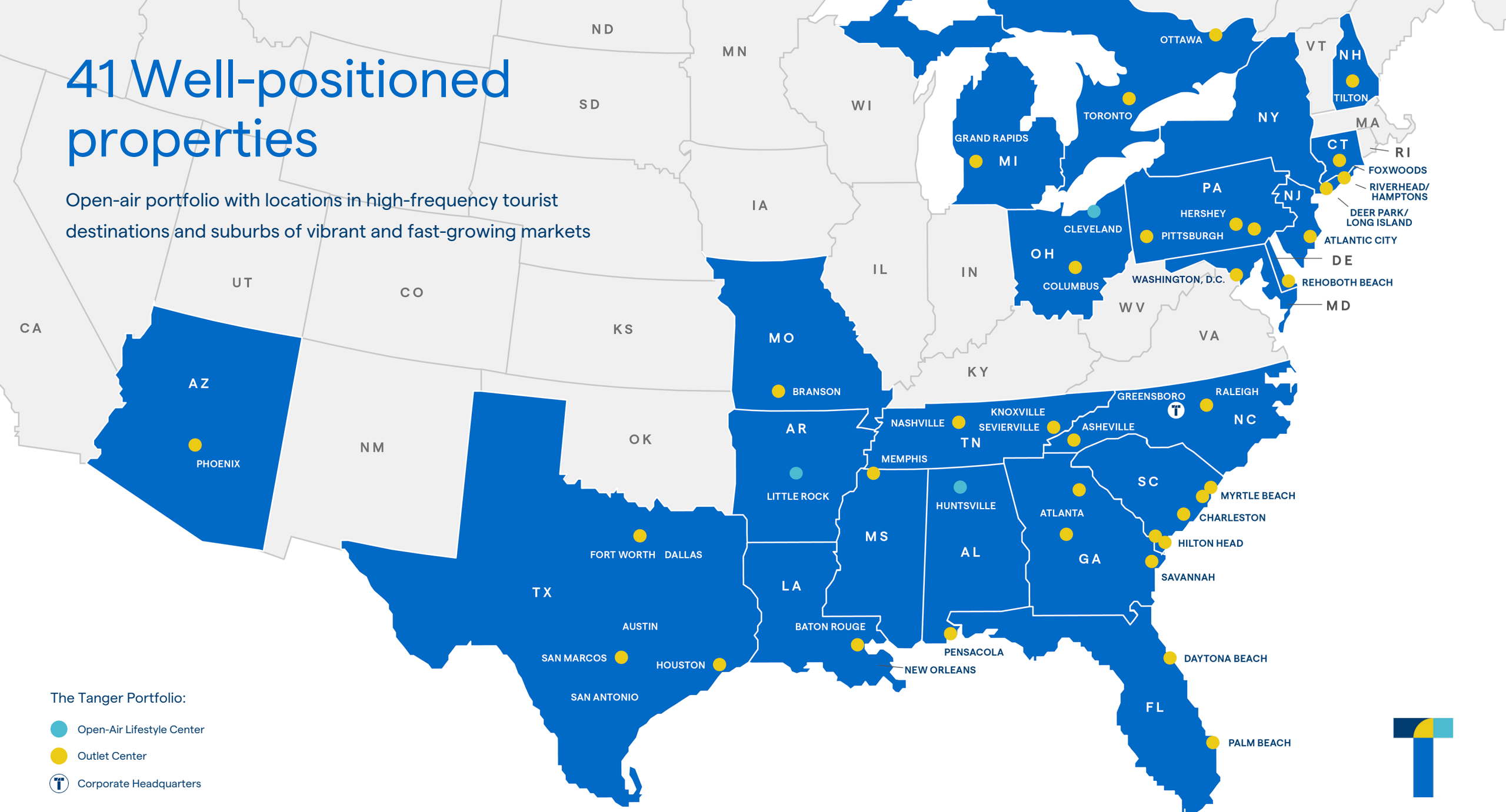
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Washington Crown Center	5	16
South Hills Village	12	29
The Mall at Robinson	17	29
Settlers Ridge	21	21
The Waterfront	21	34
Ross Park Mall	25	40
The Block Northway	25	43
Monroeville Mall	26	43

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[®]