



Tanger
REHOBOTH BEACH

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER REHOBOTH BEACH



Outlet shopping in the Nation's 'Summer Capital'

Tanger Rehoboth Beach is a top tourist shopping destination in this picturesque coastal town. The market draws a yearlong inflow of tourists with its calendar of annual festivals, parades, concerts, and sports events.

ADDRESS

Seaside Outlet Dr.,
Rehoboth Beach, DE 19971

548K SF

Open-air shopping
destination

120+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Ocean City, MD (30 mi)
Dover, DE (35 mi)
Philadelphia, PA (85 mi)
Baltimore, MD (90 mi)
Washington, D.C. (100 mi)

MSA POPULATION

263,691 – Seaford, DE

TOURIST HUB

7.1 Million to
Rehoboth Beach, DE

POLO  RALPH LAUREN

COACH
OUTLET

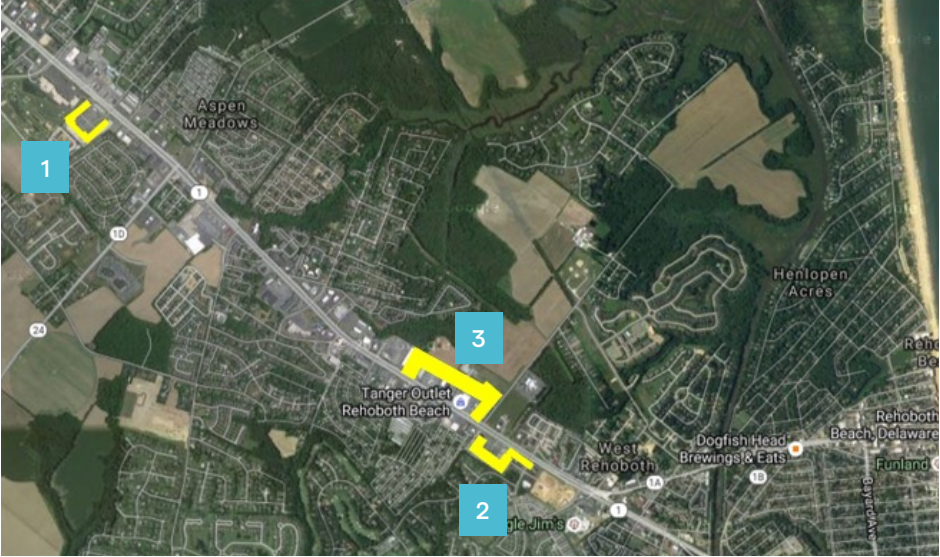
MICHAEL KORS

TORY  BURCH

SERENA & LILY
OUTLET

Prime location

Ideally positioned near Coastal Highway (Delaware Route 1) and an hour drive from Interstate 95, accessible from cities like Baltimore, Philadelphia, and Washington D.C.



62,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Philadelphia International Airport
80 miles north of the center

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



REHOBOTH BEACH, DE
RANKINGS

Top 20 Best Beach Towns in
the U.S.
Thrillist

Top Locations to Buy a
Vacation Home
Travel + Leisure

Top Beaches in the U.S.
USA Today



TOURIST HUB

7.1M+ annual visitors
Mile-long coastal boardwalk

25 award-winning restaurants
Numerous parks and quaint
neighborhoods

Annual calendar of events
including festivals, parades,
concerts, and sports



ROBUST ECONOMY

Top industries include tourism,
hospitality, real estate, and
education

Top employers include
Mountaire Farms, Dover AFB,
Bayhealth Medical Center,
Peninsula Regional Medical
Center, and Perdue Inc.



A GROWING
COMMUNITY

(proposed, planned or under
construction within 10 miles)

+4 Hotels
+319 Hotel Rooms

Demographics

TRADE AREA

3.0M
2024 Population

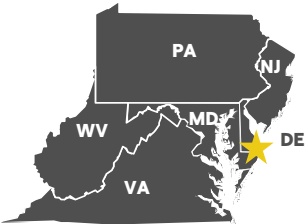
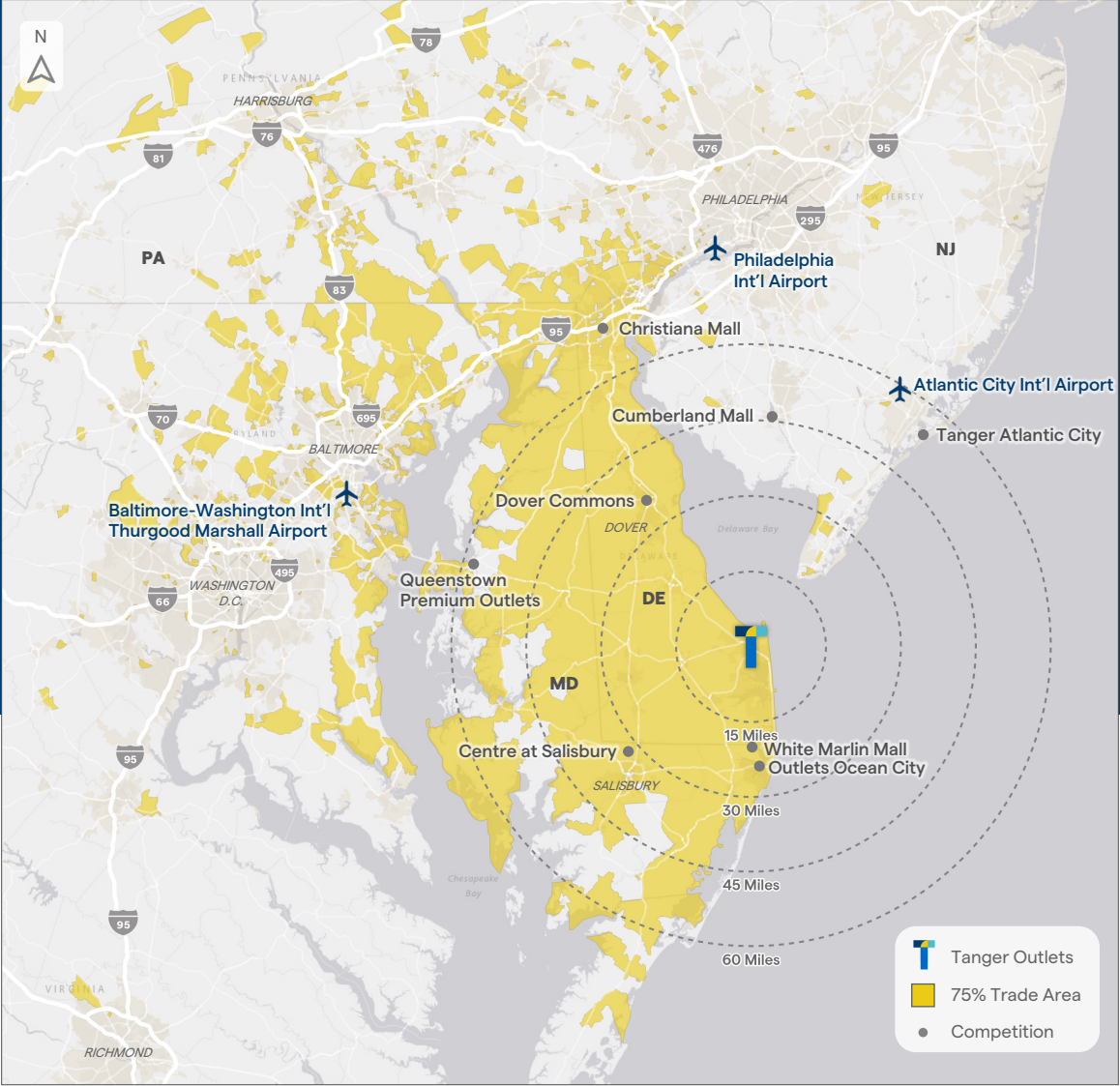
2.2%
2024-2029 Population Growth Rate
U.S. 1.9%

42
Median Age
U.S. 39.3

\$144K
Average Household Income
U.S. \$113K

| | Trade Area | 15 Miles | 30 Miles | 45 Miles | Seaford, DE MSA |
|----------------------------|------------|-----------|-----------|-----------|-----------------|
| 2024 Population | 2,953,299 | 147,962 | 396,522 | 731,806 | 263,691 |
| 2024-2029 Pop. Growth Rate | 2.2% | 8.9% | 5.4% | 3.7% | 8.3% |
| Households | 1,109,413 | 65,737 | 168,768 | 296,915 | 111,121 |
| Avg. HH Income | \$144,304 | \$130,821 | \$115,989 | \$108,123 | \$120,398 |
| Median Age | 42 | 56.4 | 50.5 | 45.1 | 51.3 |

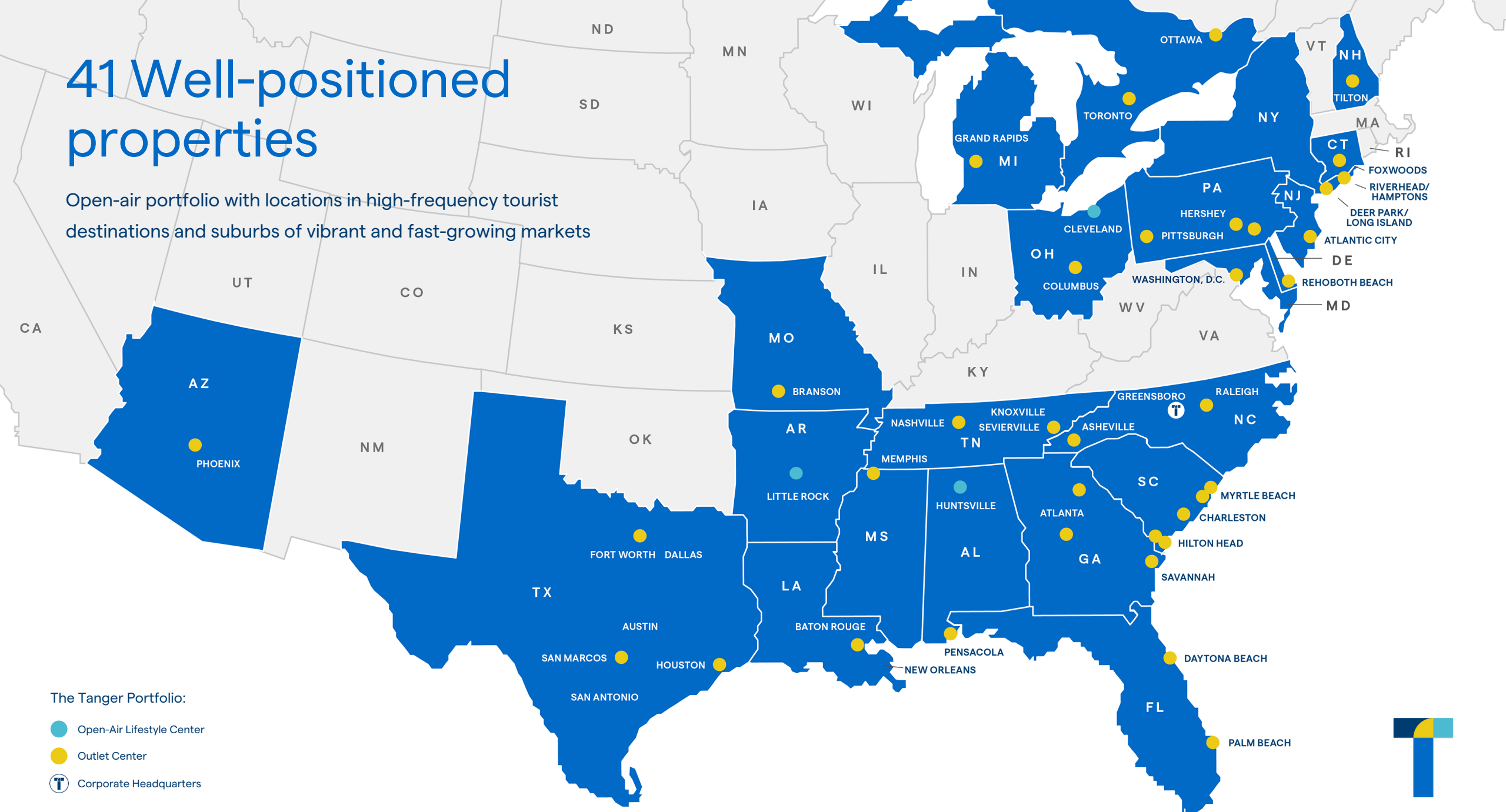
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



| Market Retail | DISTANCE (Miles) | DRIVE TIME (Minutes) |
|----------------------------|------------------|----------------------|
| White Marlin Mall | 26 | 46 |
| Outlets Ocean City | 27 | 63 |
| Centre at Salisbury | 33 | 64 |
| Dover Commons | 38 | 55 |
| Cumberland Mall | 51 | 133 |
| Tanger Atlantic City | 56 | 160 |
| Queenstown Premium Outlets | 57 | 84 |

41 Well-positioned properties

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



CONTACT US



Seaside Outlet Dr., Rehoboth Beach, DE 19971
leasing.tanger.com

Tanger[®]