



Tanger
RIVERHEAD

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER RIVERHEAD



New York's designer outlet destination

Tanger Riverhead is an iconic designer outlet destination on Long Island's affluent and densely populated Gold Coast. Ideally positioned on the East End, drawing residents of New York City and second homeowners of the Hamptons.

ADDRESS

200 Tanger Mall Dr.,
Riverhead, NY 11901

729K SF

Open-air shopping
destination

130+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Southampton, NY (10 mi)
New York City, NY (70 mi)

MSA POPULATION

19,954,881 – New York, NY

TOURIST HUB

41.8 Million to Long
Island, NY

HUGO
HUGO BOSS

A | X
ARMANI EXCHANGE

LAFAYETTE 148
NEW YORK

rag & bone
NEW YORK

Theory

VINCE.

POTTERY BARN
OUTLET

Saks OFF
5TH

Prime location

Located on the East End of Long Island near the Long Island Expressway (Interstate 495), the perfect location to attract visitors from New York City and affluent second home owners of The Hamptons.



81,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
John F. Kennedy International Airport
60 miles west of the center

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



AREA RANKINGS

#1 Most Populated MSA in the U.S. (New York)
ESRI

#1 Best Places to Retire (New York)
U.S. News & World Report

#3 Richest County in New York (Suffolk)
ESRI



HAVEN OF MODERN LUXURY

Long Island is home to **8 million residents** and hosts another **41.8 million visitors** each year

The region boasts a critical mass of the country’s most **expensive mansions and private residences**

140+ Golf Courses & Country Clubs on Long Island



ACCUMULATED WEALTH

\$2.7M average net worth within the market, 2.1x the national average

\$744K average home value, 1.6x the national average

49K seasonal homes, largely owned by wealthy residents of New York City



THE HAMPTONS

Ideally positioned in close vicinity to **South Fork, home to the Hamptons** and famed for celebrity sightings, arts and culture, and upscale dining

The **draw of the Hamptons has expanded in recent years** as New Yorkers pursue not only relaxation but increased personal space

Source: CoStar

Demographics

TRADE AREA

1.4M

2024 Population

-0.5%

2024-2029 Population Growth Rate

U.S. 1.9%

42.3

Median Age

U.S. 39.3

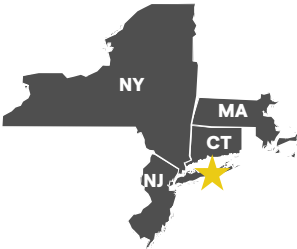
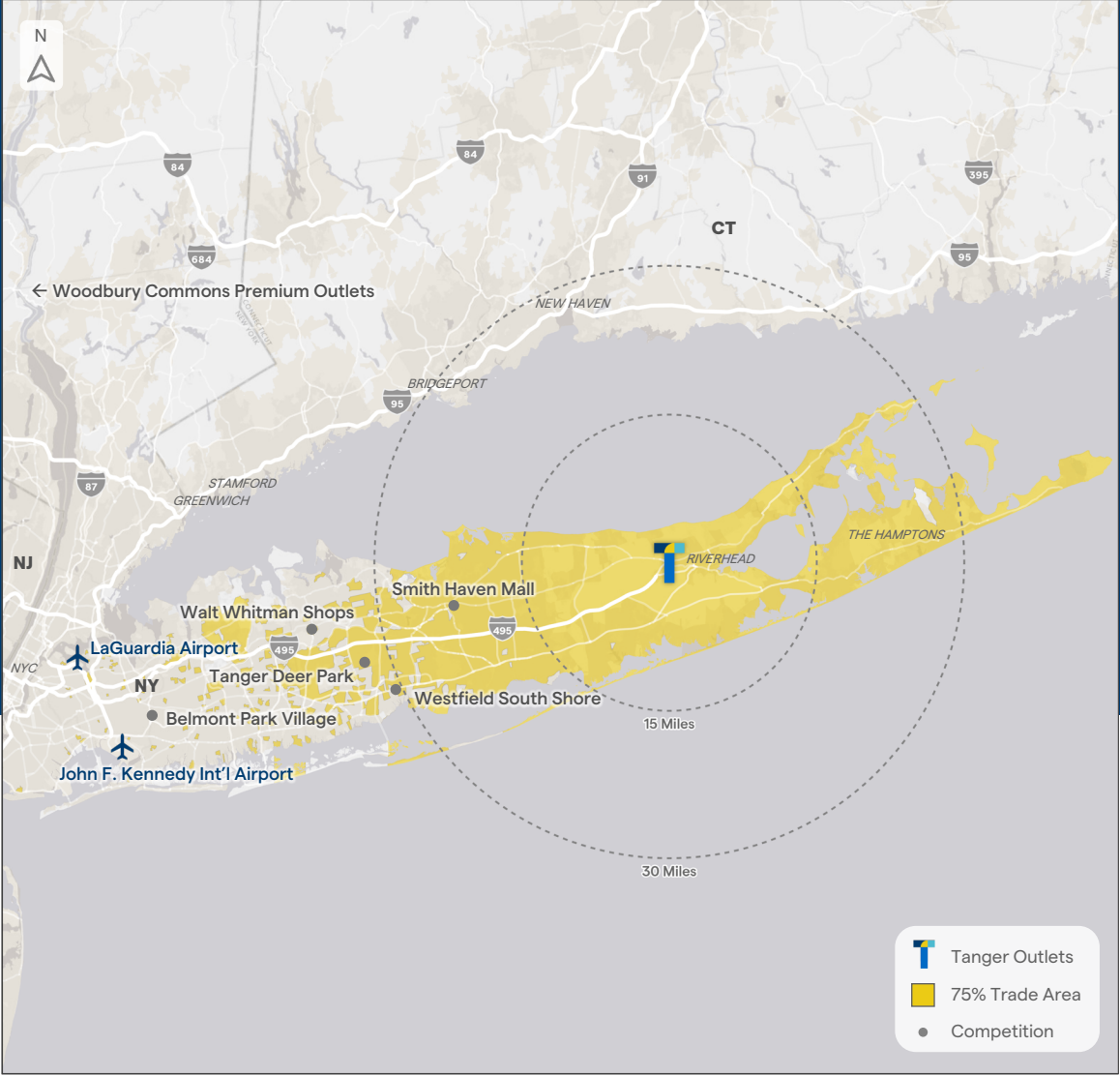
\$167K

Average Household Income

U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	New York, NY MSA
2024 Population	1,355,415	277,623	1,387,665	3,504,671	19,954,881
2024-2029 Pop. Growth Rate	-0.5%	-0.4%	-0.6%	-0.5%	0.1%
Households	454,844	100,342	502,550	1,273,523	7,414,787
Avg. HH Income	\$167,468	\$143,530	\$148,070	\$156,694	\$142,802
Median Age	42.3	43.2	42	42	39.4

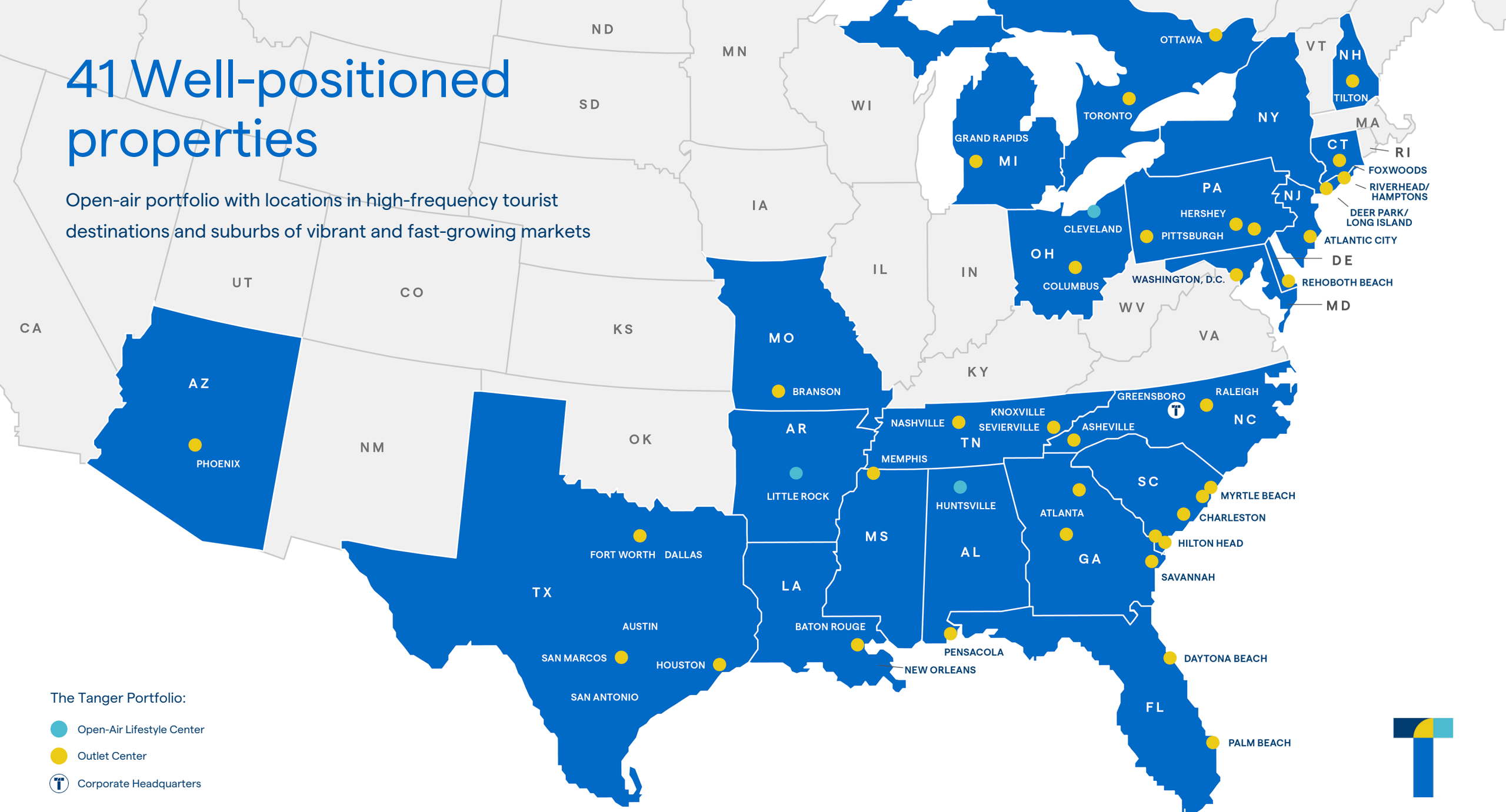
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Smith Haven Mall	22	37
South Shore Mall	31	34
Tanger Outlets Deer Park	33	43
Walt Whitman Shops	37	41
Belmont Park Village	55	60
Woodbury Common Premium Outlets	79	120

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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Tanger[®]