



Tanger
SAVANNAH

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER SAVANNAH

Outlet shopping with Southern charm

Located in the oldest city in Georgia, Tanger Savannah is a top shopping destination in this scenic, coastal town. The center is the ideal spot for retailers targeting a large vibrant tourist market.

ADDRESS

200 Tanger Outlets
Blvd., Pooler, GA 31322

464K SF

Open-air shopping
destination

100+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Savannah, GA (10 mi)
Charleston, SC (90 mi)

MSA POPULATION

429,418 – Savannah, GA

TOURIST HUB

17 Million to
Savannah, GA

POLO  RALPH LAUREN



VICTORIA'S SECRET



Palmetto Moon™



Prime location

Located just outside of Savannah in Pooler, Georgia, the center is conveniently situated near Interstate 95 and Pooler Parkway. Easily accessible to both locals and tourists to the greater Savannah market.



137,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Savannah-Hilton Head International Airport
<1 mile to the east of the center

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

Demographics

TRADE AREA

1.1M

2024 Population

4.5%

2024-2029 Population Growth Rate

U.S. 1.9%

37.7

Median Age

U.S. 39.3

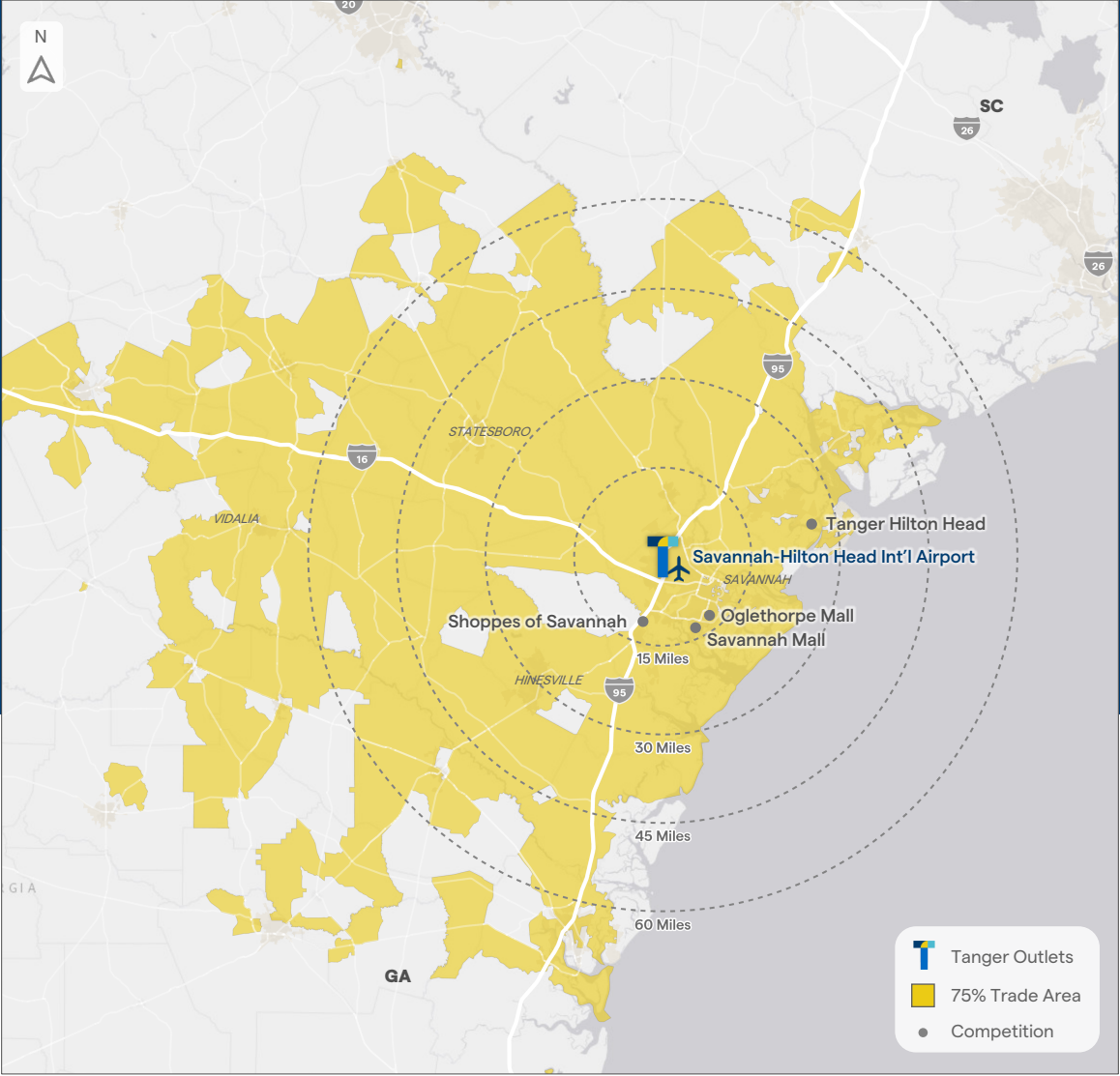
\$97K

Average Household Income

U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Savannah, GA MSA
2024 Population	1,120,733	341,855	598,746	859,731	429,418
2024-2029 Pop. Growth Rate	4.5%	4.3%	5.3%	4.9%	4.9%
Households	429,986	134,721	236,103	336,001	167,969
Avg. HH Income	\$97,257	\$93,341	\$106,110	\$102,632	\$101,522
Median Age	37.7	35.6	38.7	37.7	37

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Shoppes of Savannah	10	13
Savannah Mall	11	20
Oglethorpe Mall	12	30
Tanger Hilton Head	26	47



SAVANNAH, GA RANKINGS

#2 Best City in the South
Southern Living

#3 Top U.S. City
Travel + Leisure

#4 Best Food Destinations in
the U.S.
TripAdvisor

#9 Best City in the World
Travel + Leisure



TOURIST HUB

17M annual visitors and **\$4.7B** in
annual spending

Shopping is the **#1 activity** for
visitors

Savannah Ghost Pirates -
Professional ice hockey team in
ECHL, founded 2022

Savannah Bananas - Viral exhibition
baseball team known for comedic
take on the sport

660K SF Expanded Convention
Center



DIVERSE INDUSTRY MIX

#1 largest single-container
terminal in North America and **3rd**
busiest port in the nation

Major Employers Gulfstream
Aerospace (largest aerospace
manufacturer in southeast),
Hyundai, Fort Stewart Army Post
(largest Army installation east of
Mississippi River), SNF Chemicals

16 area colleges/universities with
a **75K** student population



A GROWING COMMUNITY

(proposed, planned or under
construction within 10 miles)

+3.2K Multi-Family Units

+49 Hotels

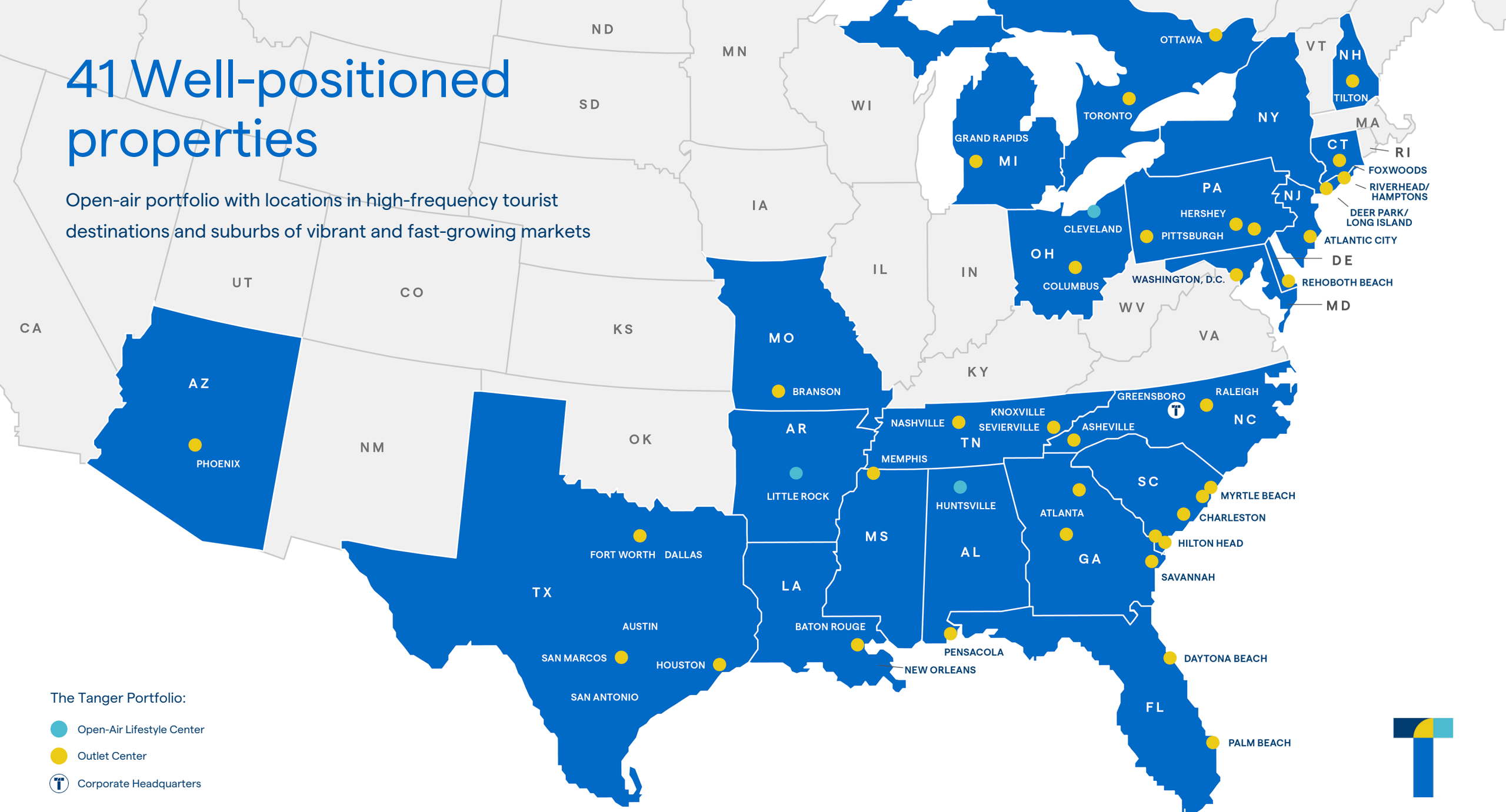
+5.5K Hotel Rooms

Ritz-Carlton Downtown
breaking ground fall 2025

Source: CoStar

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[®]