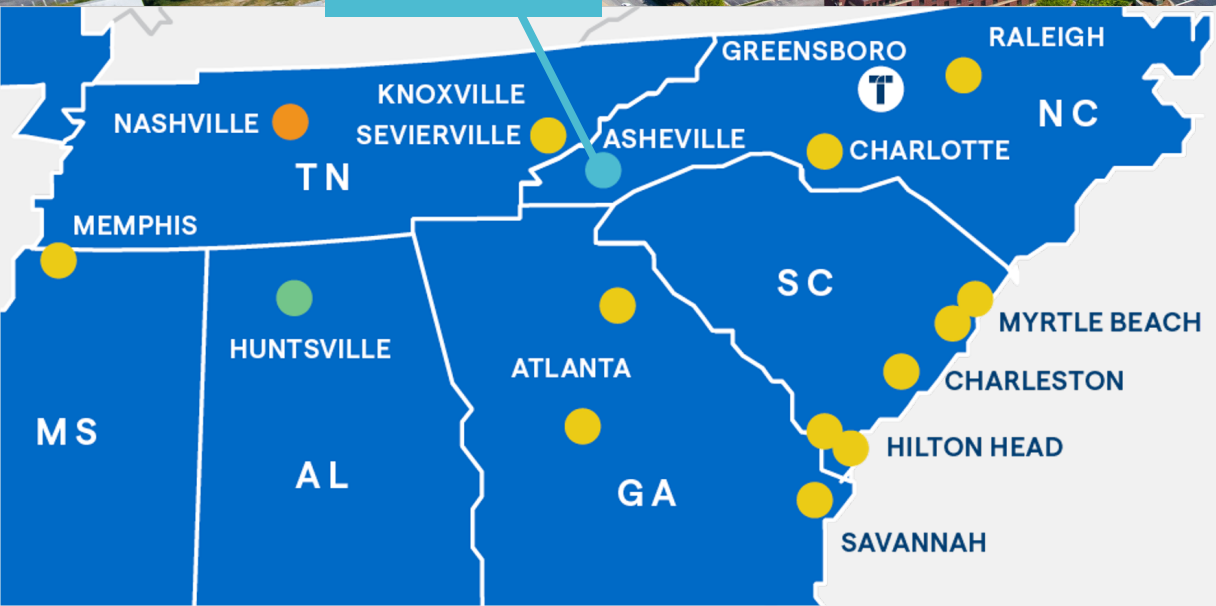




ASHEVILLE, NC



- CONSOLIDATED OR JOINT VENTURE OUTLET CENTER
- NEW ACQUISITION, BRIDGE STREET TOWN CENTRE
- NEW ACQUISITION, TANGER OUTLETS ASHEVILLE
- NEW DEVELOPMENT, TANGER OUTLETS NASHVILLE
- Ⓟ CORPORATE HEADQUARTERS

Excerpt of Tanger Portfolio Map as of November 30, 2023. Refer to [investors.tanger.com](https://investors.tanger.com) for full map.

# Tanger

## ASHEVILLE

### KEY FACTS

**Acquired November 13, 2023 for \$70M**  
All-cash, off-market transaction

**Popular and Growing Asheville Market**  
Dynamic market with strong tourism and world renowned food and music scene

**Center to Benefit from Tanger Platform and Geographical Footprint**  
13 Tanger Outlet centers in nearby states with opportunities for improved leasing, operations, marketing, and community initiatives

**Strong Retail Mix**  
~70 stores including top apparel and footwear brands, and home furnishing providers

**Strategic Re-Merchandising Opportunities**  
Elevate center's F&B offerings and emphasizing high performing retail partners

**382K SF of Open-Air Shopping**

**95% Occupied**

**8.5%+ Estimated First-Year Return**  
Opportunity for additional growth over time

# Asheville, NC

## STRONG TRADE AREA DEMOGRAPHICS

2.2M

2023 Population

+2.2%

2023-2028 Population  
Growth Rate  
(MSA +2.0% | U.S. +1.5%)

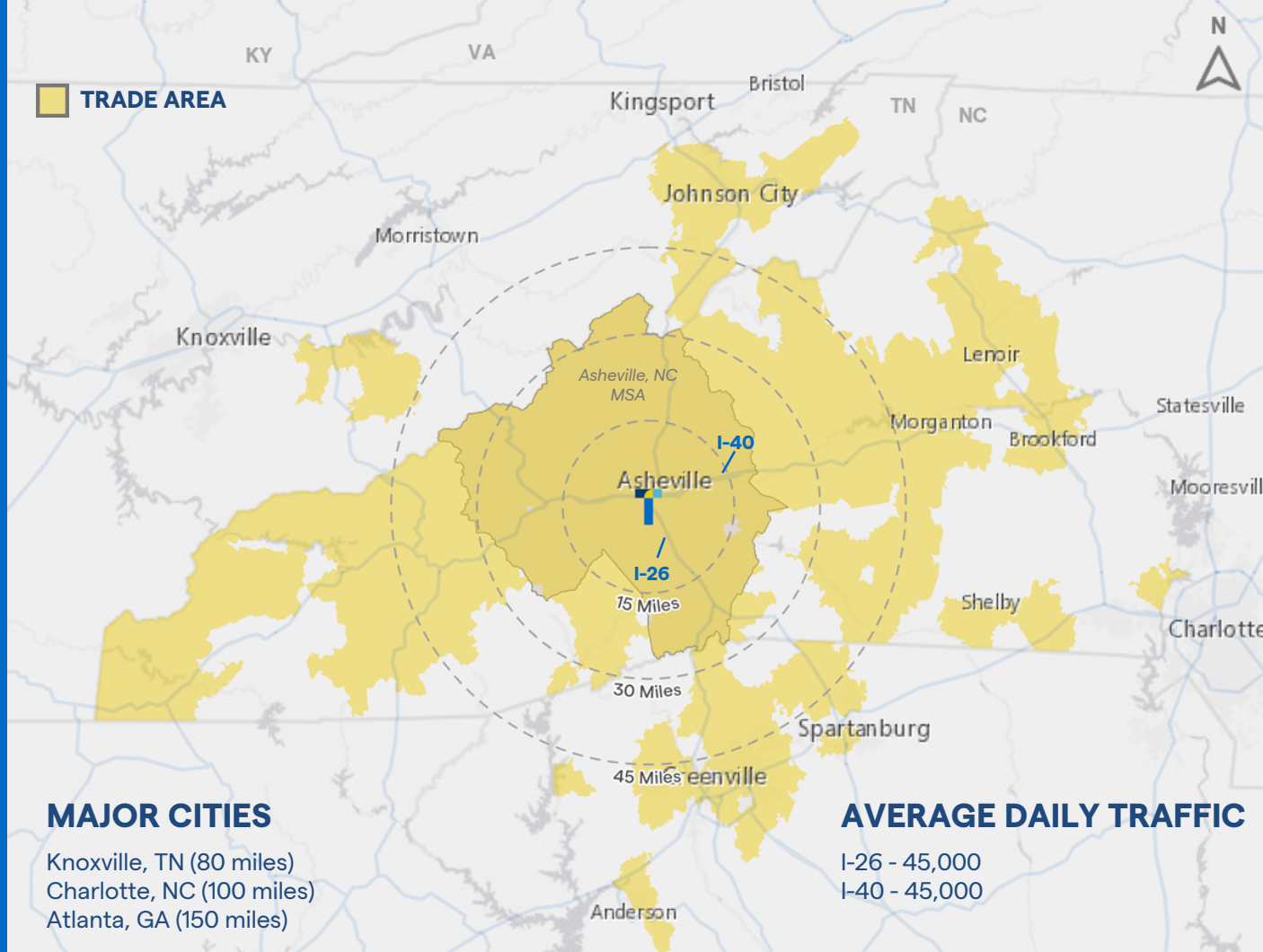
\$90K

Average Household  
Income  
(MSA \$94K | U.S. \$107K)

42

Median Age

2023 ESRI Demographics  
Trade Area = 75% of Traffic



## Asheville In The News

- **NEW YORK TIMES:** [36 Hours in Asheville, N.C.](#)
- **FOOD & WINE:** [48 Hours in Asheville: Where to Eat and Drink](#)
- **TRAVEL & LEISURE:** [This North Carolina City Was Just Named the No. 1 Food Destination in the U.S. - Here's Why](#)
- **NPR:** [Asheville Regional Airport Breaks Ground on \\$400 Million Expansion Project](#)
- **MANSION GLOBAL:** [Asheville Was Already Cool - Now It's Luxe](#)

## Market Insights

### Thriving Tourism Industry

Attracts more than 12.5M annual visitors  
spending \$2.9B (2022)

### Vibrant Culture & Food Scene

Located in the heart of the Blue Ridge  
Mountains

Home to Biltmore Estate, America's  
Largest Home®, built by George  
Vanderbilt and a top paid attraction in NC

Eclectic downtown with art galleries,  
26 craft breweries, multiple James Beard  
award-winning restaurants, and live music

### Strong Development Activity

Planned/Proposed/Under Construction  
(w/in 10 mi)

+3.1K multi-family units  
+19 hotels / 2.0K rooms  
\$400M airport expansion  
\$500M+ I-26 expansion

Sources: ESRI, Alexander Babbage, Inrix, Placer.ai, CoStar,  
Charlotte Observer, Buncombe County Tourism, Asheville  
Citizen-Times



# ASHEVILLE, NC

