

Tanger[®]

4000 Arrowhead Blvd, Mebane, NC 27302

Available
For Lease



Co-tenancy

Tanger offers permanent leasing opportunities. Take your place amongst some of the best designer brands such as Banana Republic, Coach, Gap Outlet, Nike, Old Navy, Polo Ralph Lauren, Michael Kors, Kate Spade, Tommy Hilfiger and many more. Our Specialty Leasing Program is an ideal place to grow your business or create seasonal retail locations.



MICHAEL KORS



BANANA REPUBLIC
FACTORY

BOSS
HUGO BOSS



VICTORIA'S
SECRET



kate spade
NEW YORK

Palmetto Moon™

OLD NAVY
OUTLET



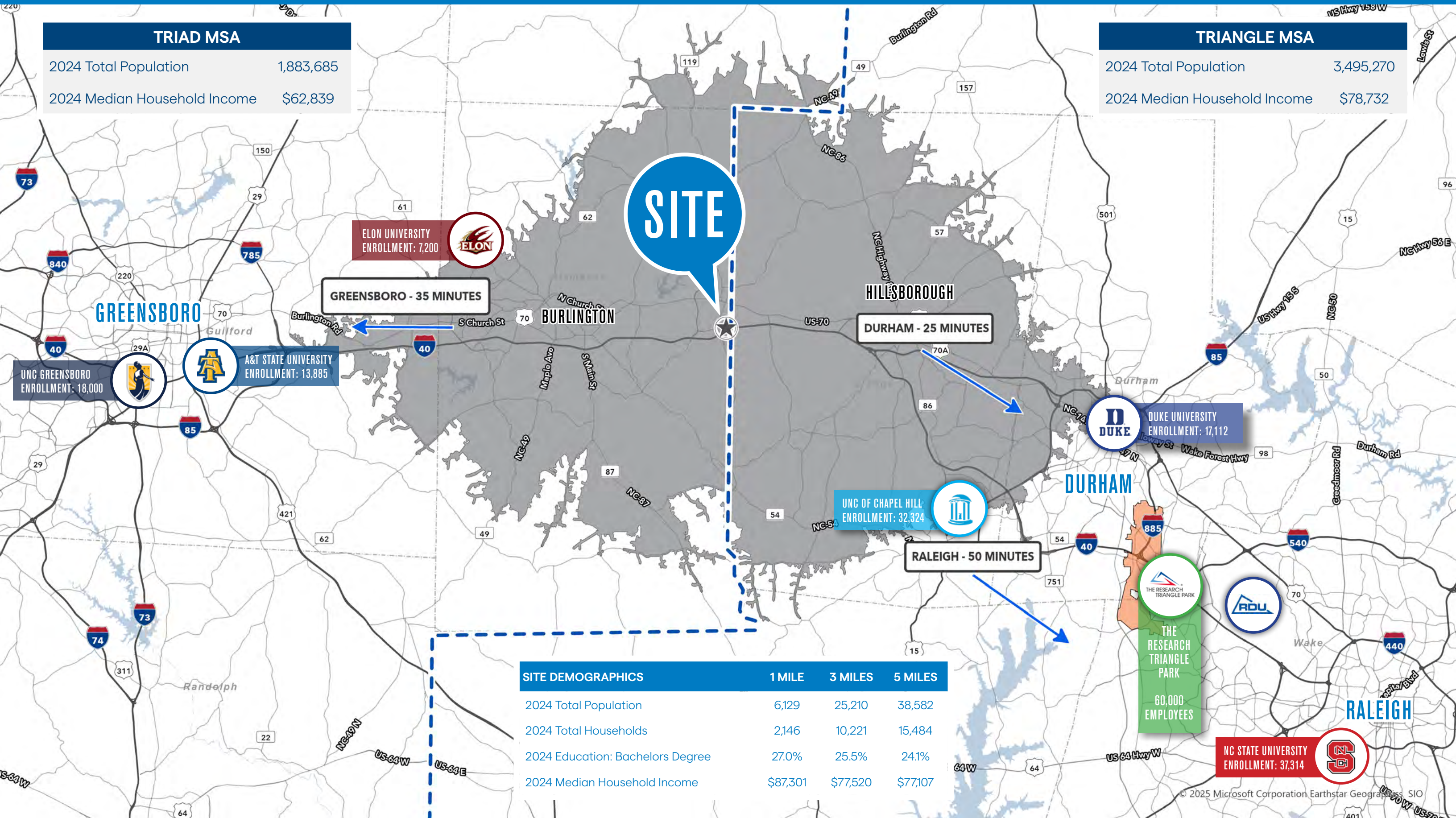
Site Zoom Aerial



Site Aerial



Strategic Location



Mebane, North Carolina

Mebane, North Carolina



2024 Persons Per Household

2.56



2024 Bachelors Degree or Higher

47.2%



2024 Median Household Income

\$72,400



2024 Median Age

33.9

Tanger
MEBANE

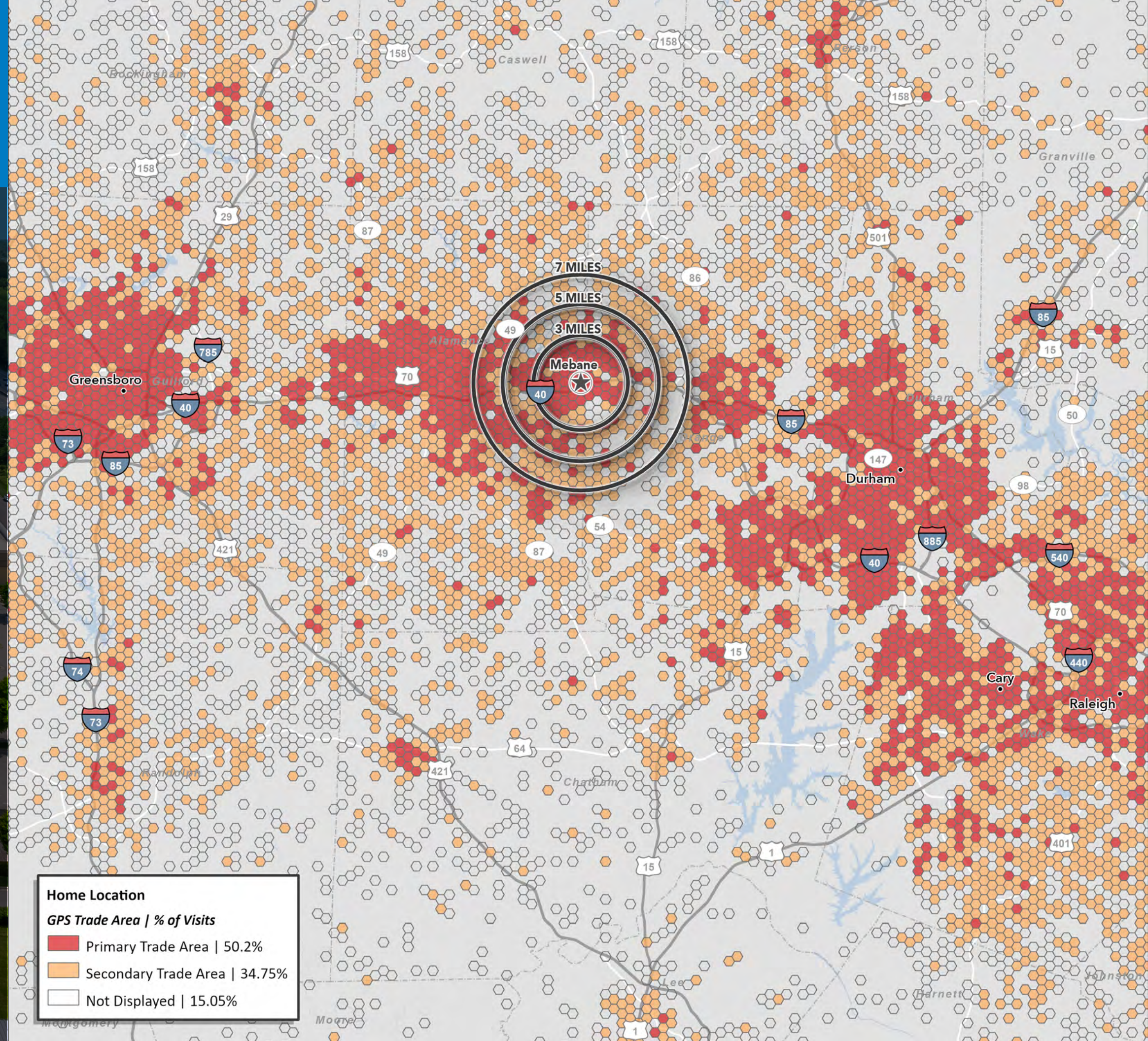
MEBANE

2.2M

Visitors

2024

Source: [placer.ai](https://www.placer.ai)



GPS Trade Area | % of Visits

 Primary Trade Area | 50.2%

Secondary Trade Area | 34.75%

☐ Not Displayed | 15.05%



Within a 20-Minute Drive

117,738

Total Residential
Population

120,771

Total Daytime
Population

4.1%

5-Year Population
Growth Rate

48,016

Total Households

\$84,350

Average
Household Income

\$2,863

Average Annual Spend
on Dining Out per
Household



Within 3 Miles

843

Total Businesses

23,770

Total Daytime
Population

9,824

Total Employees

6

Total Existing Hotels

18

Total Educational
Establishments

37%

Bachelors Degree
or Higher (Age 25+)



Shopper Stats

Shopper Origin

Locals: 78%

Tourists: 22%

Traffic by Day

Weekdays: 53%

Weekends: 47%

Average Dwell Time

70 Minutes

Shopper Average Household Income

\$93,518

Average Frequency

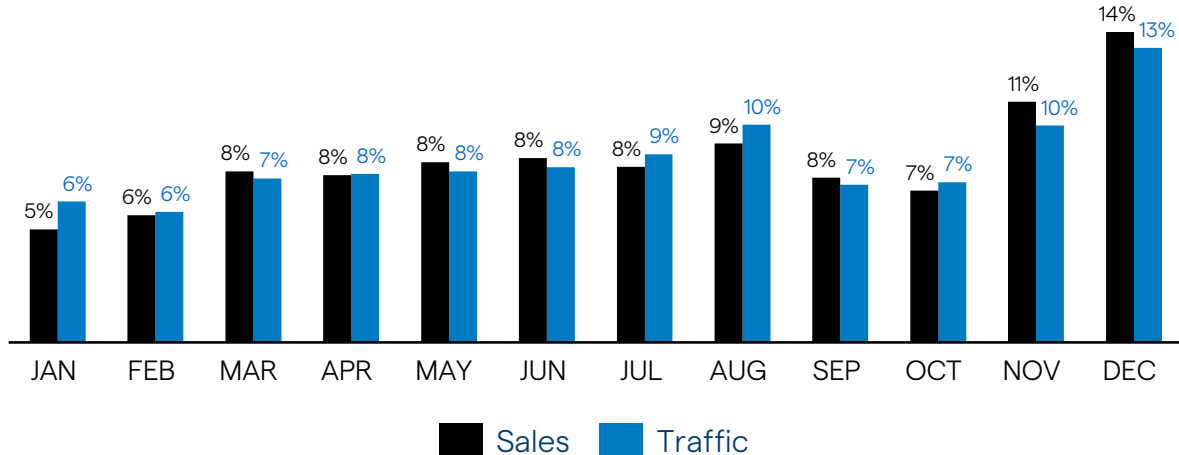
1.2x per Month

Shopper Average Age

47.5



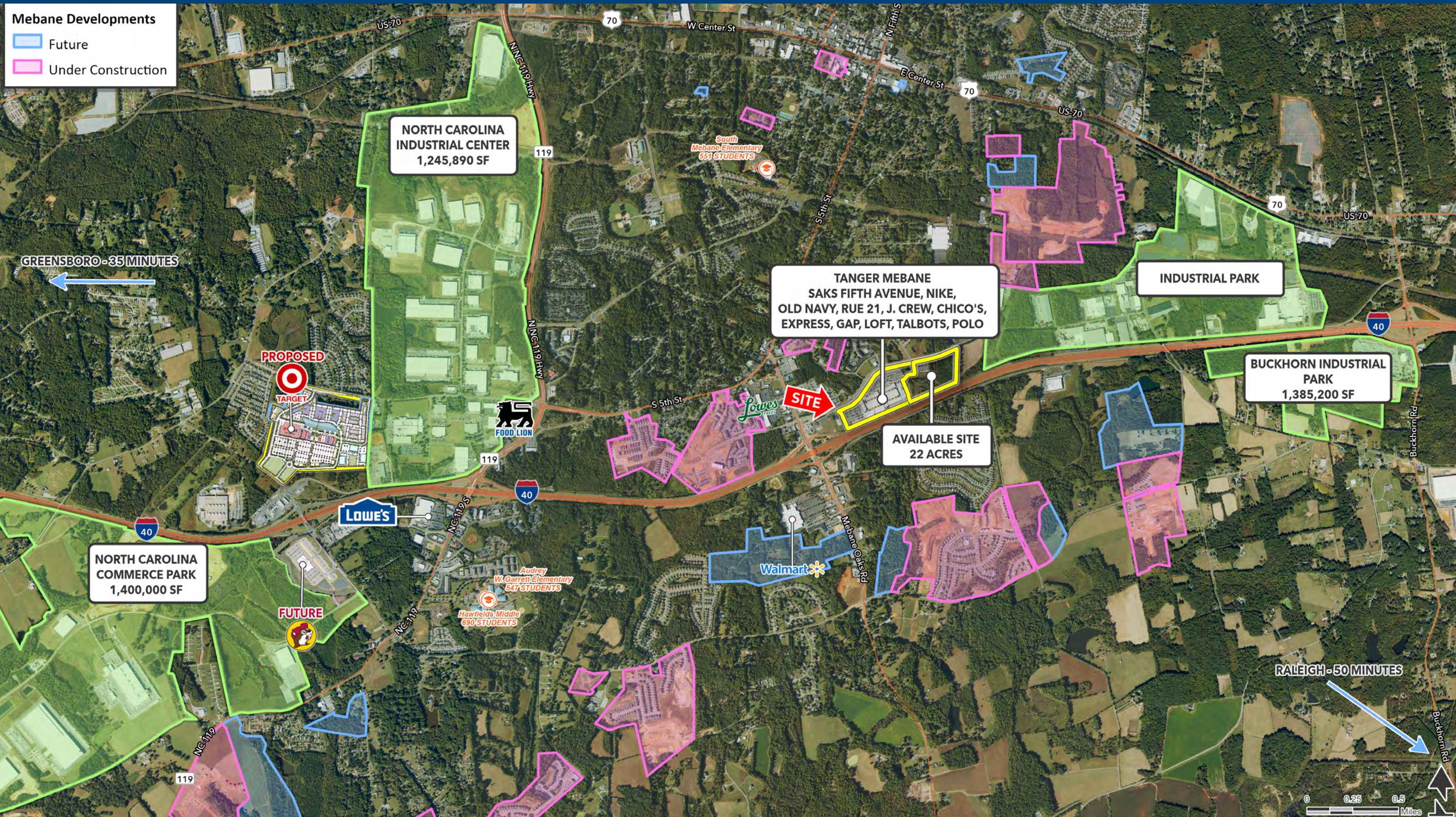
Sales & Foot Traffic Seasonality



Mid Zoom Aerial



Zoom Out Aerial





Wayback Burgers & Subway (1,500 SF - 3,900 SF) Available



Express Factory Outlet (6,000 SF) Available



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Call exclusive agents
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