

THOMAS BRYAN

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TANGER OUTLETS GONZALES

2100 Tanger Blvd, Gonzales, LA 70737

COVER

SUMMARY

AERIAL

AREA RETAIL

SITE PLAN

PROPERTY

DEMOS

FOR LEASE

PROPERTY OVERVIEW

Tanger Gonzales is a roughly 30-acre retail project anchored by various tenants including J. Crew, American Eagle, Columbia, rue21, Polo Ralph Lauren, Nike, Gap, and Old Navy, as well as small shops and multiple restaurants, consisting of 321,066 square feet. Located between New Orleans and Baton Rouge, the largest cities in Louisiana, Tanger Gonzales is a regional shopping destination for both locals and tourists alike. Known for its rich history, culture, music, and cuisine, the area attracts millions of visitors each year, as well as students at major nearby colleges and universities.

MAJOR TENANTS

- Retail: Gap, Old Navy, J.Crew, Polo Ralph Lauren, Nike, Skechers, American Eagle Outfitters, Banana Republic, Columbia, Rally House, rue21, Ann Taylor, Loft, Victoria's Secret, Guess, Tommy Hilfiger, and many more
- Restaurants: Chili's, Cracker Barrel Old Country Store, Chipotle, and Great American Cookie Company

GLA / ACREAGE

± 321,066 SF / ± 30 Acres

LEASE RATE

• \$8.00 - \$25.00 PSF NNN

TRAFFIC COUNTS (ADT 2025)

- · On I-10: 74,730
- On LA-30 West at site: 9.049

AVAILABLE

- Suite 160: 26,323 SF Outparcel Building 210' x 142'
- Suite 198: 5,000 SF End Cap 50' x 100'
- Suite 205: 3,500 SF 35' x 100'







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AERIAL BANANA REPUBLIC Bath&BodyWorks MATERIAL GIRL 5,000 SF Suite 205 3,500 SF MICHAEL KORS Jera Bradley Columbia AFROPOSTALE EXPRESS Suite 160 26,323 SF





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AREA RETAIL **Tanger Outlets Gonzales** POLO RALPH LAUREN BANANA REPUBLIC **SKECHERS** MICHAEL KORS CHICO'S COACH AÉROPOSTALE PLACE FAMOUS rue 21 AMERICAN EAGLE ANN TAYLOR KAY Bath&BodyWorks &Columbia claire's Louisiana 30 V ST. ELIZABETH HOSPITAL 78 Beds +/- 688 Employees LAMAR+DIXON



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SITE PLAN **Click Image for Larger View** Suite 160 26,323 SF TANGER BLVD __TANGERBLVD 159 Express Factory 6,000 SF 158 Aeropostale 4.000 SF CRACKER BARREL Great American Cookle 1,800 SF 320 Under Armou 5.500 SF Suite 205 PARCEL 3,500 SF 310 Talbots 3,656 SF 300 Victoria's Secret 6,000 SF Suite 198 5.000 SF Reserved 5,000 SF 119 Guess? ,500 SF LOADING LOADING LOADING

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PROPERTY PHOTOS

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2025 DRIVE TIME DEMOGRAPHICS

	30 MIN	60 MIN	90 MIN
	268,221	934,073	1.9 M
POPULATION			

	\$123,387	\$102,198	\$98,093
AVG. HH INCOME			



