

Tanger

OUTLETS

GONZALES, LA



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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)

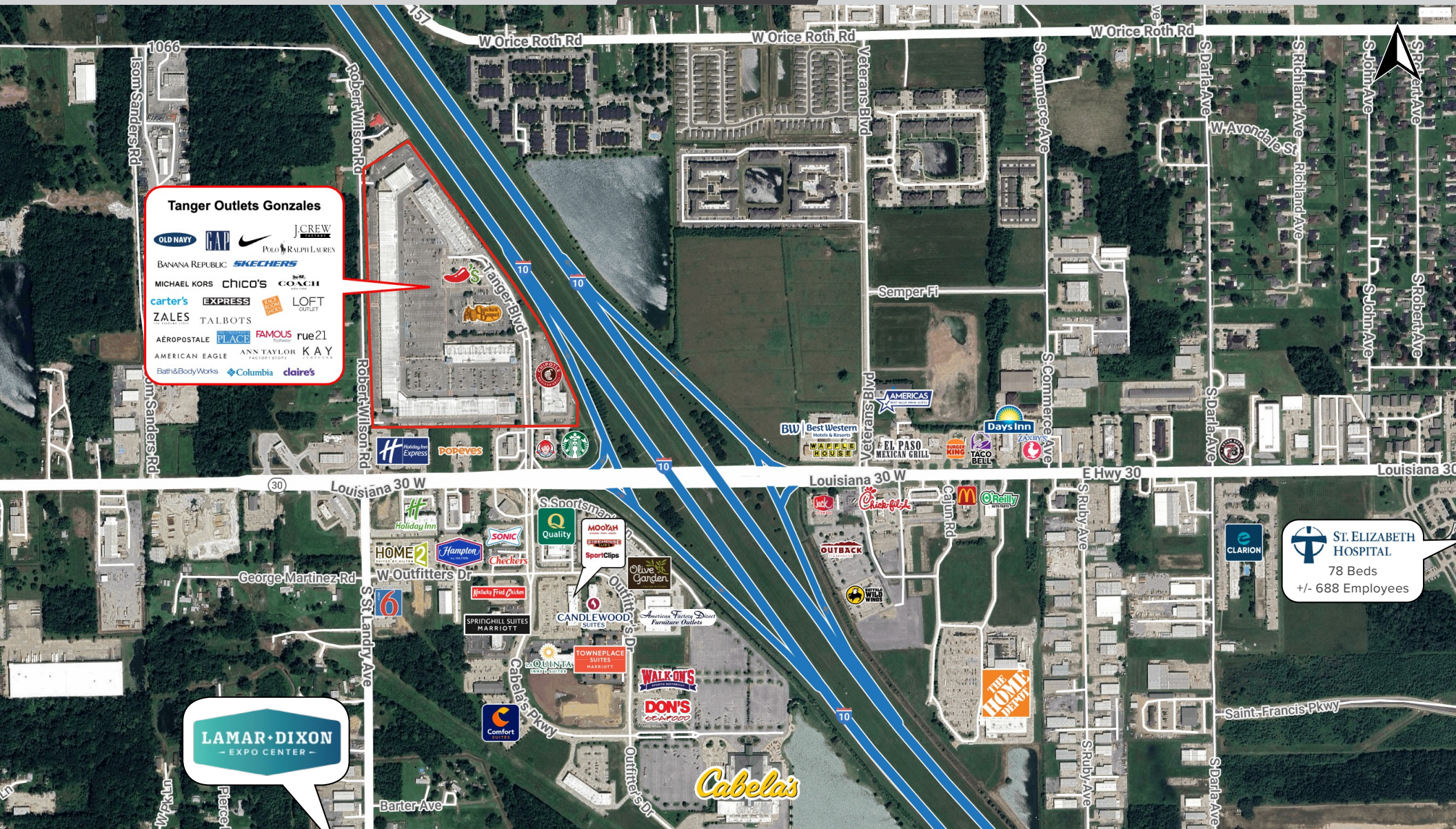
- On I-10: 74,730
- On LA-30 West at site: 9,049

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'







COVER

SUMMARY

AERIAL

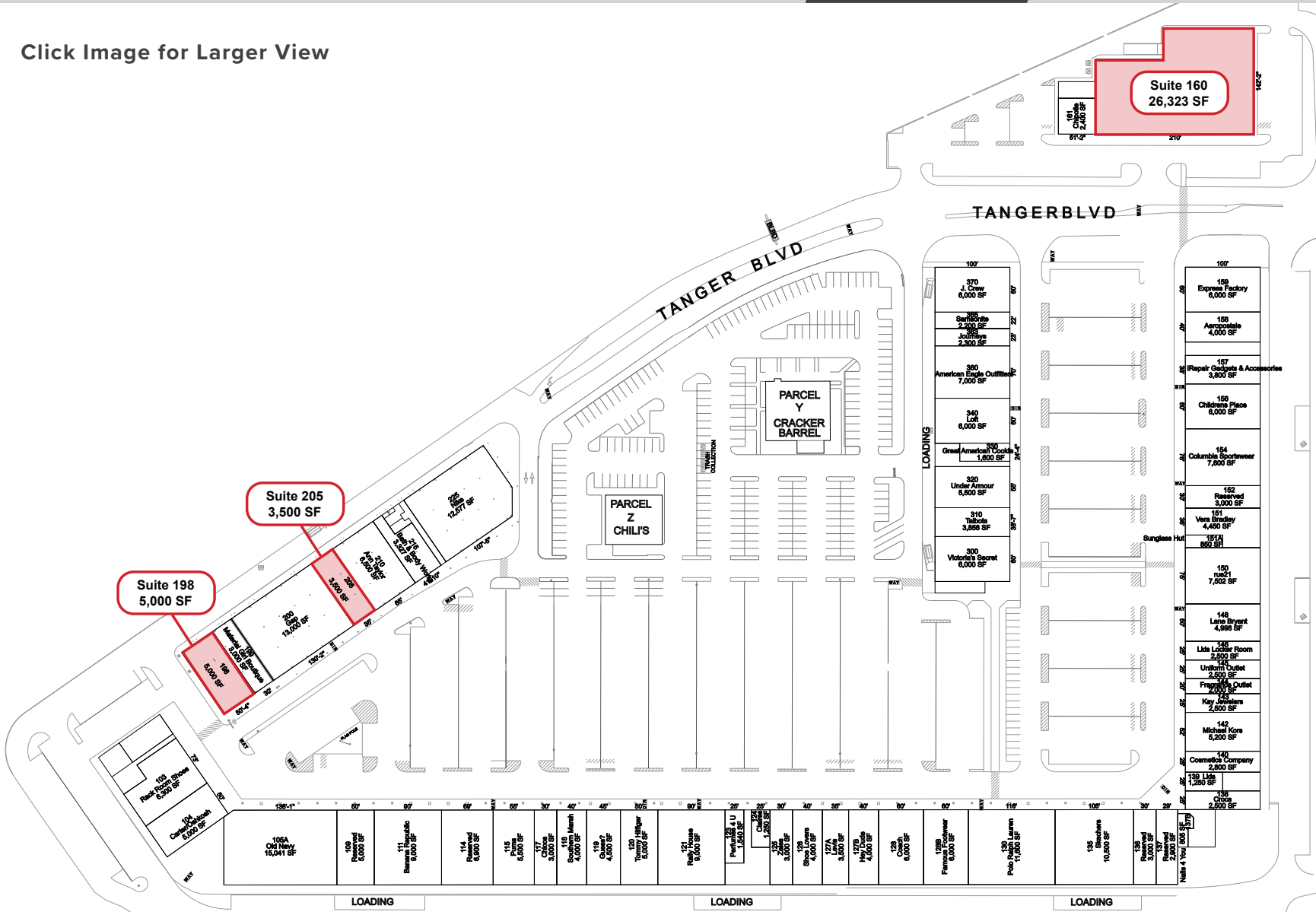
AREA RETAIL

SITE PLAN

PROPERTY
PHOTOS

DEMOS

Click Image for Larger View



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TANGER OUTLETS GONZALES

2100 Tanger Blvd, Gonzales, LA 70737

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2025 DRIVE TIME DEMOGRAPHICS



POPULATION

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



AVG. HH
INCOME

	\$123,387	\$102,198	\$98,093
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HOUSEHOLDS

	107,815	361,706	766,330
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