

stirling

FOR LEASE



TANGER OUTLETS

SHOPPING MALL

2100 TANGER BLVD. | GONZALES, LA

SUMMARY

AREA RETAIL

SITE PLAN

AERIAL

PROPERTY PHOTOS

DEMOGRAPHICS

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'



SUMMARY

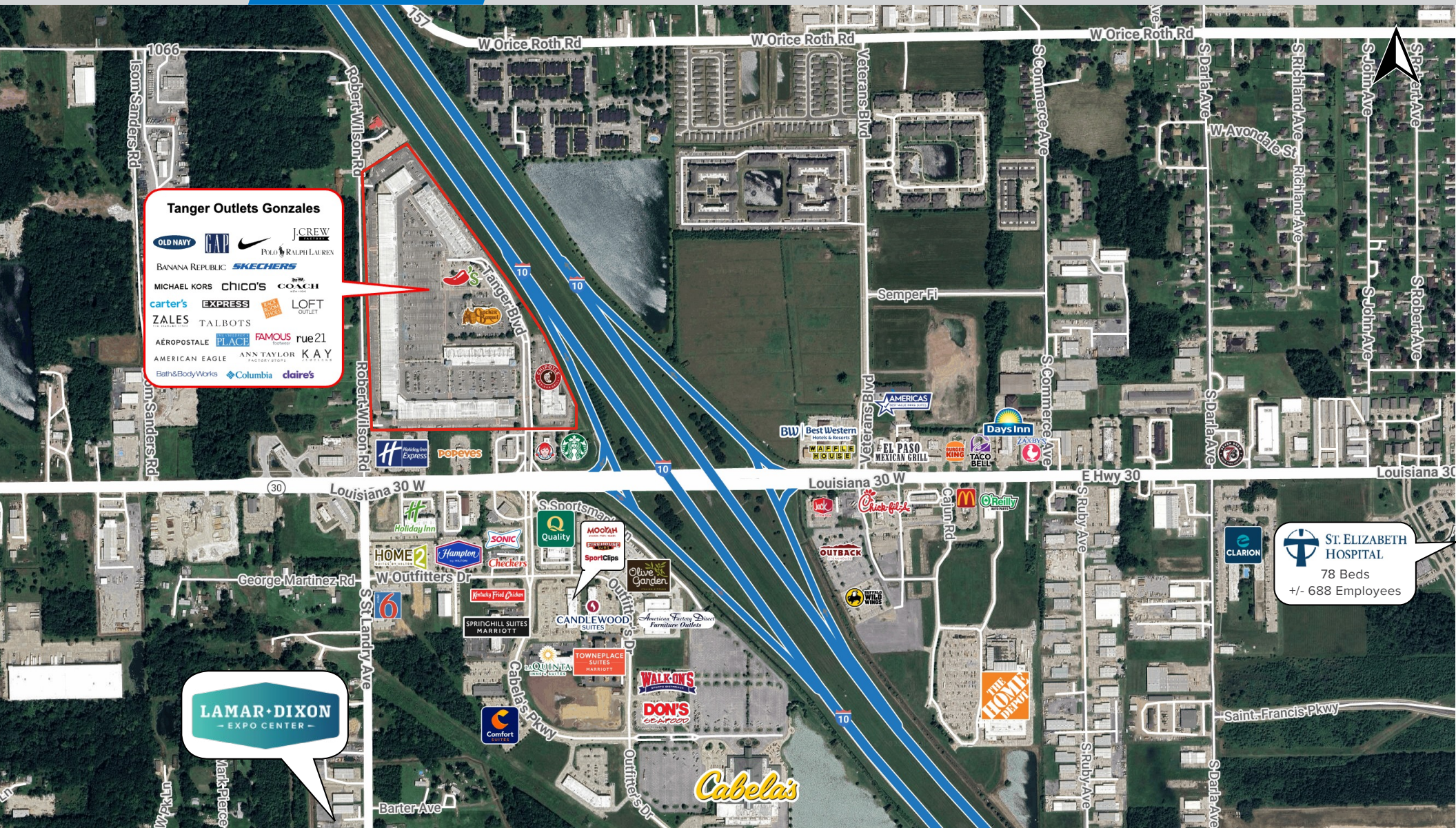
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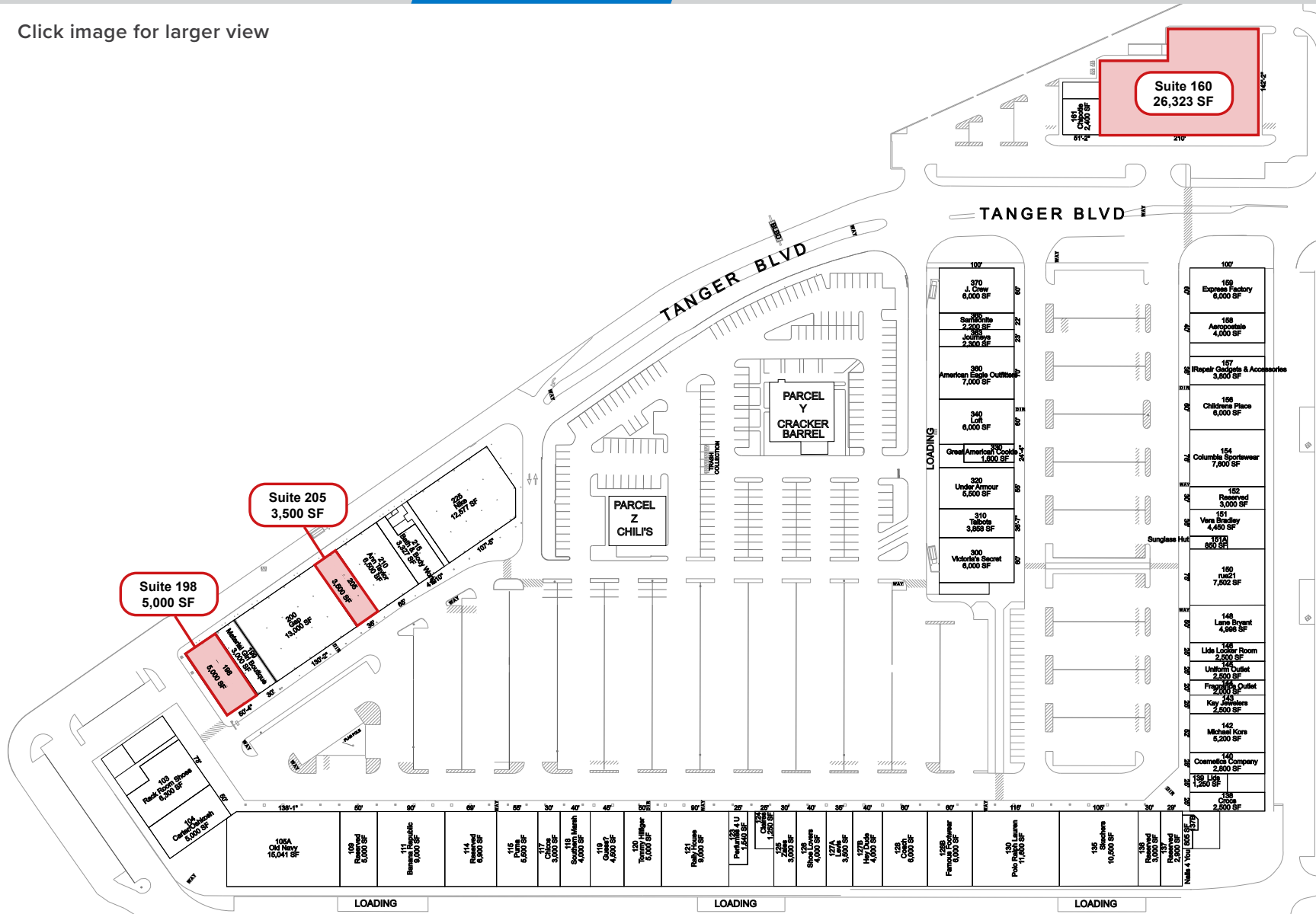
Tanger Outlets Gonzales

OLD NAVY
NIKE
J.CREW
POLO RALPH LAUREN
BANANA REPUBLIC
SKECHERS
MICHAEL KORS
CHICO'S
COACH
carter's
EXPRESS
LOFT
ZALES
TALBOTS
AÉROPOSTALE
PLACE FAMOUS
rue21
AMERICAN EAGLE
ANN TAYLOR
KAY
Bath & Body Works
Columbia
claire's

LAMAR DIXON
- EXPO CENTER -

ST. ELIZABETH
HOSPITAL
78 Beds
+/- 688 Employees

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2100 Tanger Blvd, Gonzales, LA 70737

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2026 DRIVE TIME DEMOGRAPHICS



POPULATION

30 MIN	60 MIN	90 MIN
250,254	874,017	1.85 M



AVG. HH INCOME

30 MIN	60 MIN	90 MIN
\$126,201	\$104,301	\$101,295



HOUSEHOLDS

30 MIN	60 MIN	90 MIN
101,547	342,626	756,952

