

FOOD & BEVERAGE OPPORTUNITIES AT TANGER

400 S WILSON RD, SUNBURY, OH 43074



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COMMERCIAL BROKERAGE

THE OPPORTUNITY

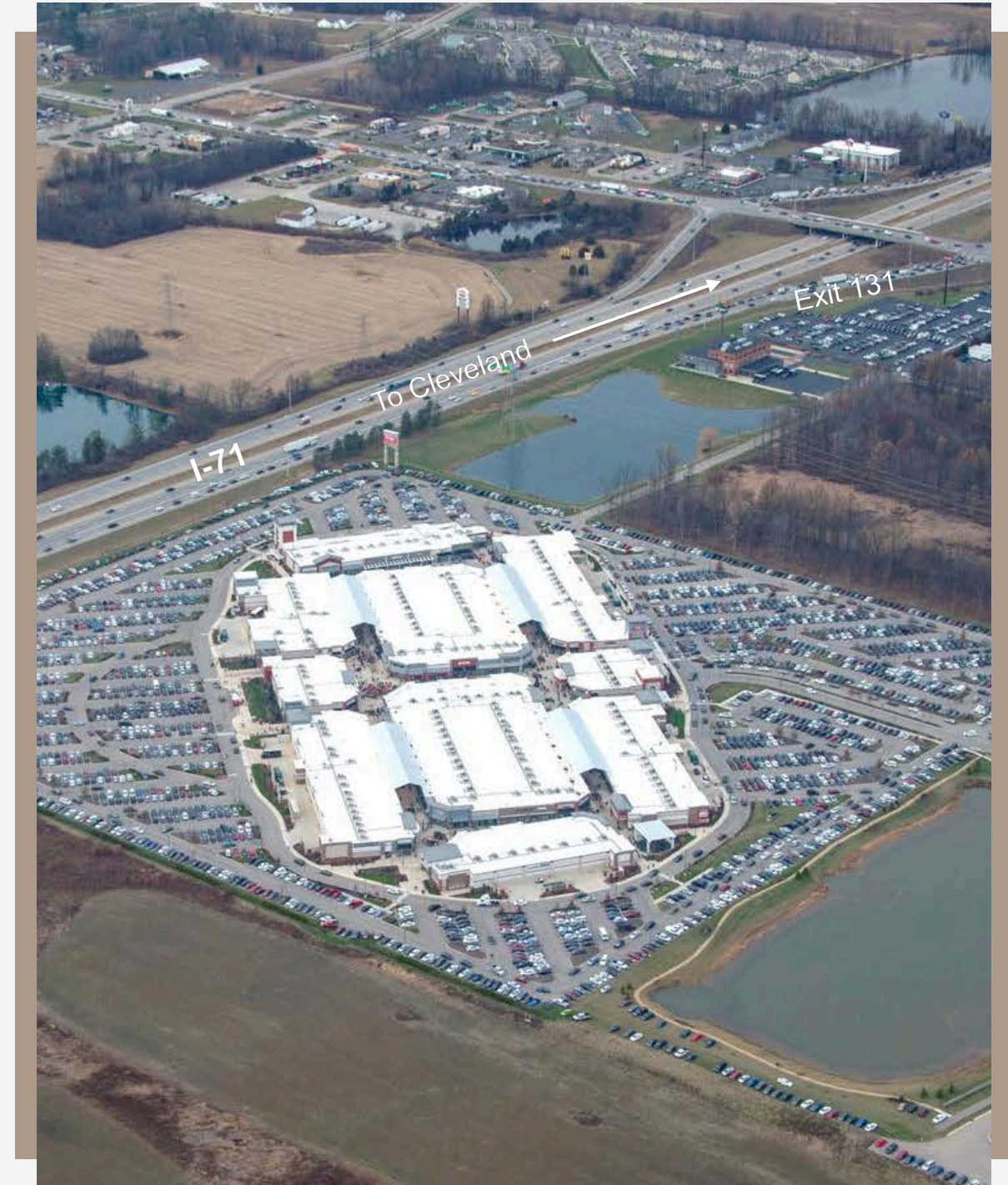
TANGER OUTLETS
SUNBURY, OH 43074

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

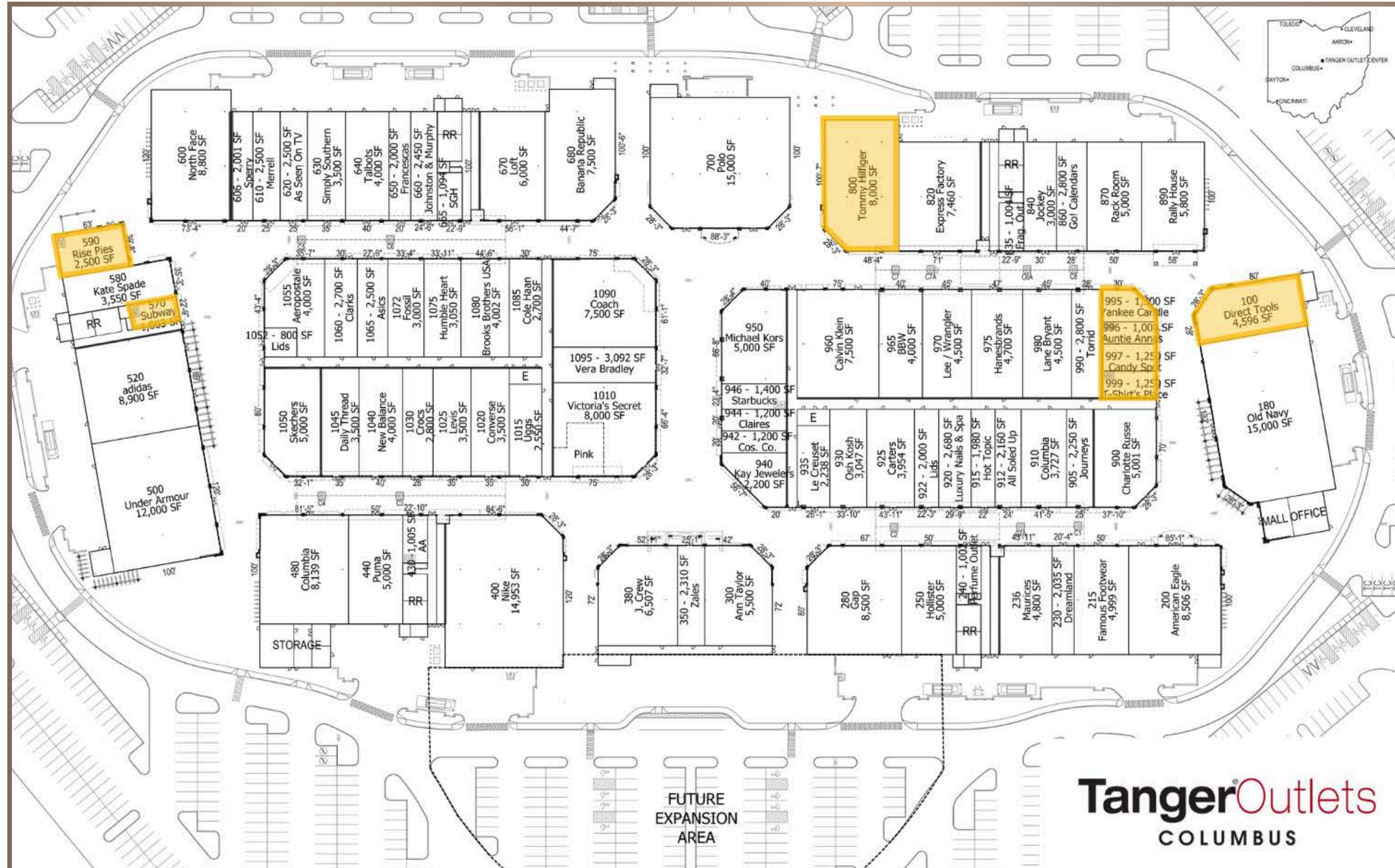
- Food & Beverage Opportunities Available at Tanger Outlets
- 1,000 SF, 1,003 SF, 1,250 SF, 1,250 SF, 1,300 SF, 2,500 SF, 4,596 SF, and 8,000 SF Available
- 2.4 Million Visitors over the past year, 82nd percentile in the US
- Excellent Highway Visibility from I-71 with 82k VPD
- Sunbury is the 2nd fastest growing city in Ohio

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	27,787	200,195	1,039,700
Total Businesses	615	6,428	39,117
Average Household Income	\$187,250	\$168,218	\$140,200
Median Household Income	\$148,448	\$131,134	\$101,860
Total Employees	4,638	67,884	428,010



SITE PLAN

TANGER OUTLETS
SUNBURY, OH 43074



TANGER COLUMBUS

PROPERTY PHOTOS

TangerOutlets
COLUMBUS



TRADE AERIAL

TANGER OUTLETS
SUNBURY, OH 43074



MARKET INSIGHTS

NEARBY ATTRACTIONS

	Distance
Foxridge Farms Equestrian Center	<1 mi
Alum Creek State Campground	2.5 mi
Berkshire Lake Campground	2.5 mi
Cross Creek Camping Resort	4 mi

COUNTRY CLUBS / GOLF COURSES

Bent Tree Golf Club	1.3 mi
NorthStar Golf Club	1.7 mi
Double Eagle Golf Club	1.7 mi

TRANSPORTATION

- Pivot Travel Center 1 mi
- Flying J Travel Center 1 mi

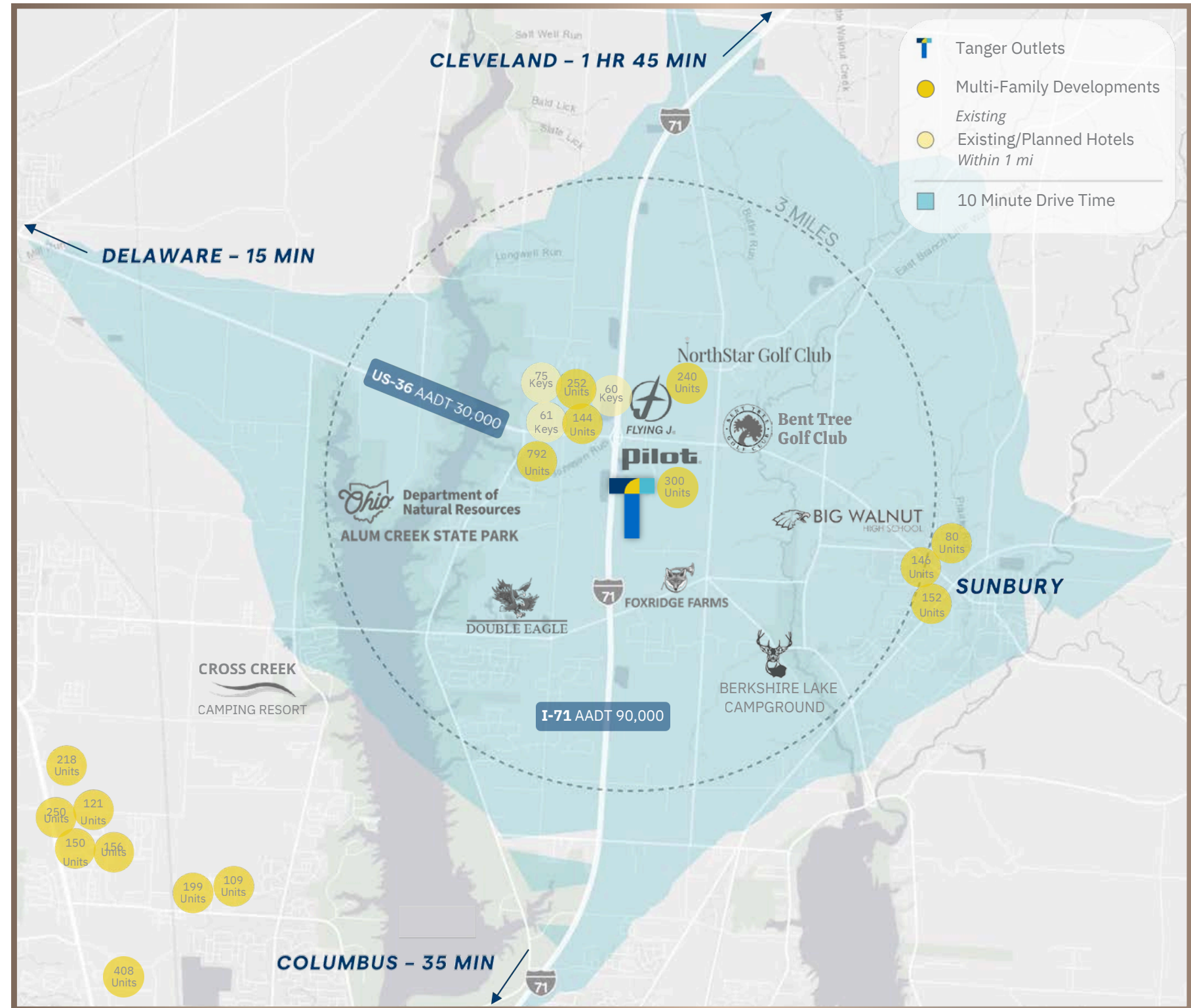
SCHOOLS

- Big Walnut High School 2.7 mi
(1.3k students)

10 MINUTE DRIVE TIME

12K
Total Population

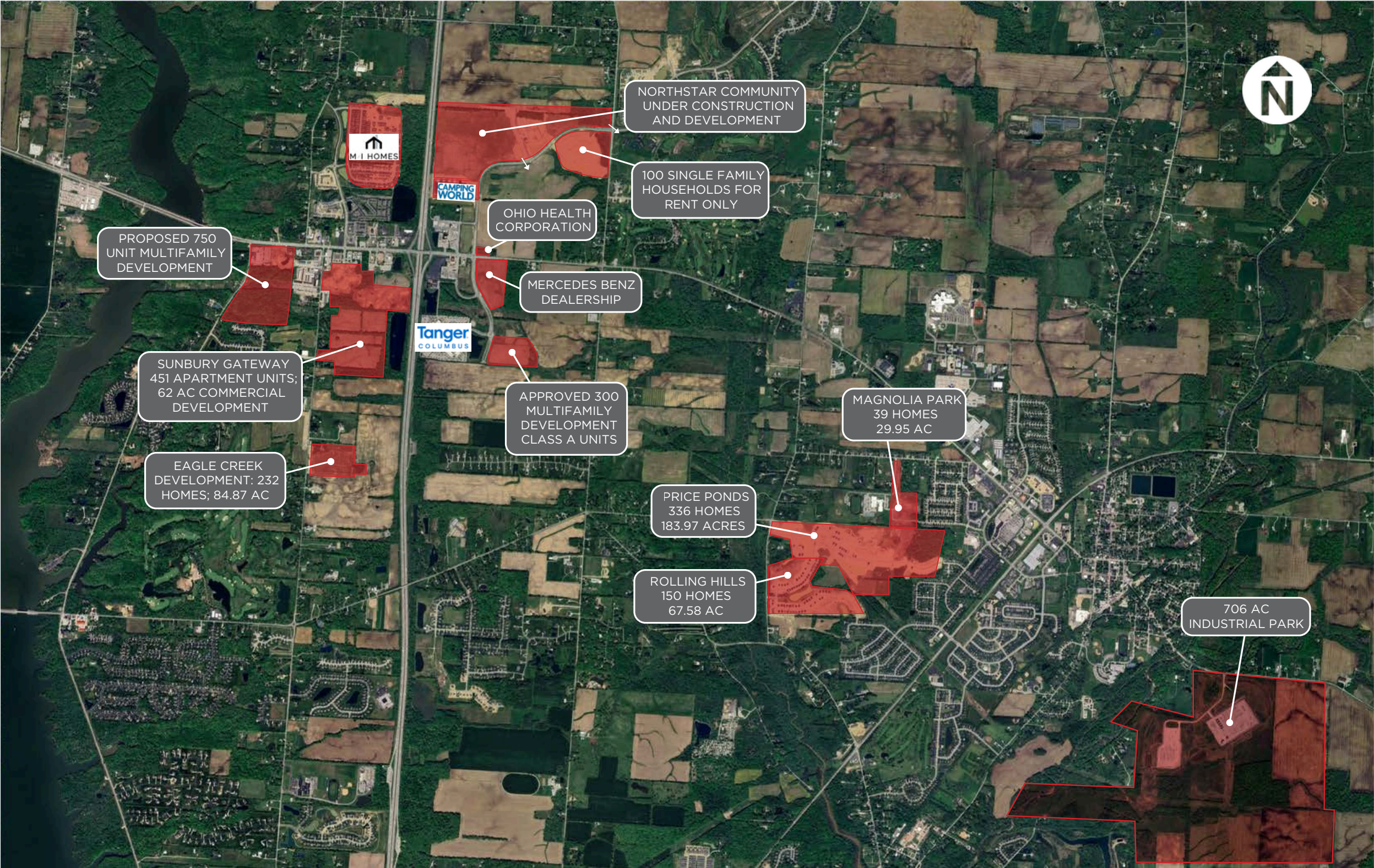
12K
Daytime Population



Note: Maps not comprehensive; information as of November 2024
Sources: 2023 ESRI Demographics, CoStar

TANGER COLUMBUS PROPERTY HIGHLIGHTS

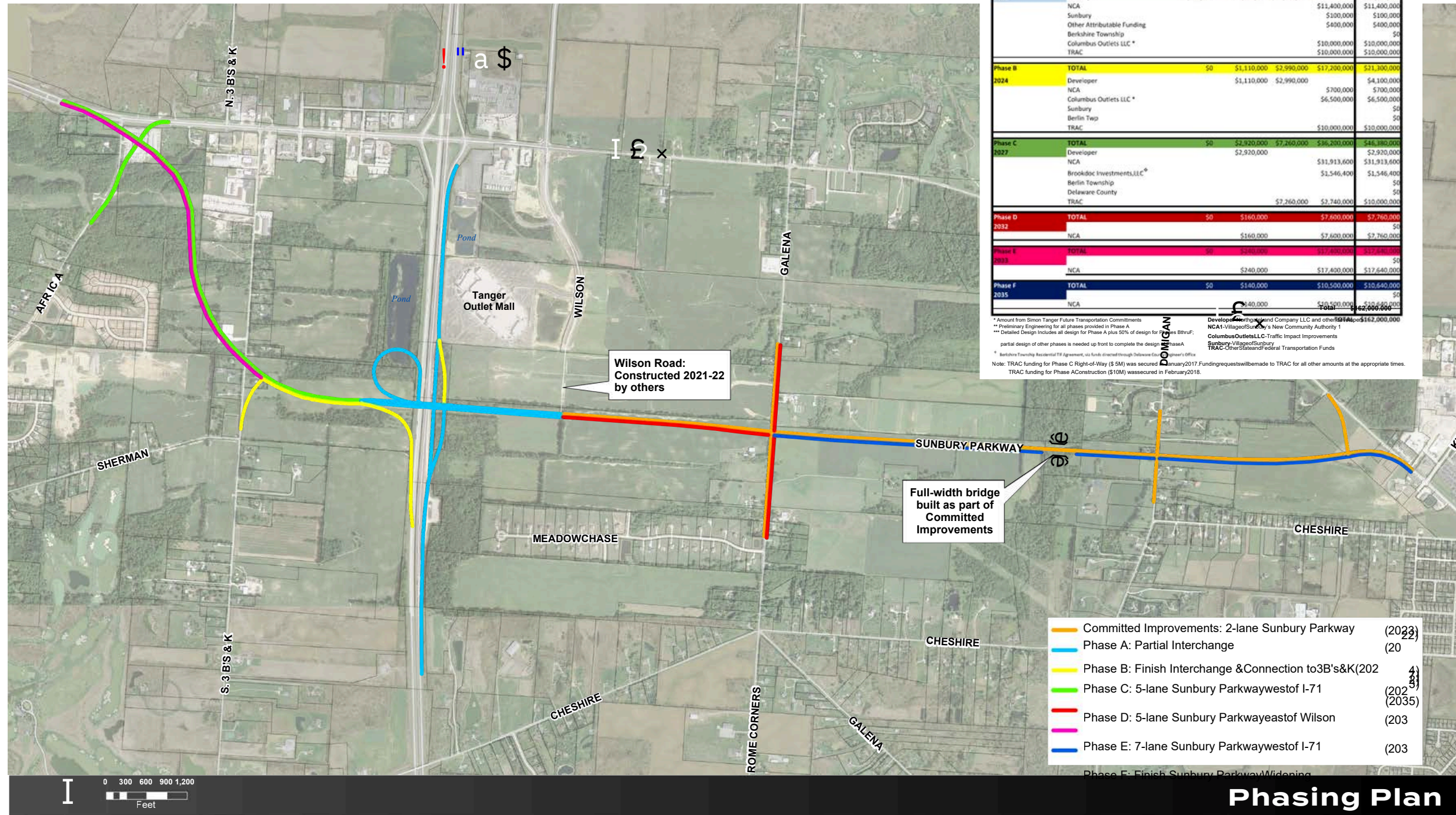
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TANGER COLUMBUS PROPOSED INTERCHANGE

TANGER OUTLETS
SUNBURY, OH 43074

DEL-71-7.91 PID 90200



Cost and Funding Summary

Phase	Funding Source	Preliminary Engineering**	Detailed Design***	ROW	Construction	TOTALS
Phase A 2022	TOTAL	\$4,900,000	\$11,330,000	\$10,150,000	\$31,900,000	\$58,280,000
	Developer	\$4,900,000	\$11,330,000	\$10,150,000		\$26,380,000
	NCA				\$11,400,000	\$11,400,000
	Sunbury				\$100,000	\$100,000
	Other Attributable Funding				\$400,000	\$400,000
	Berkshire Township				\$0	\$0
Phase B 2024	TOTAL	\$0	\$1,110,000	\$2,990,000	\$17,200,000	\$21,300,000
	Developer		\$1,110,000	\$2,990,000		\$4,100,000
	NCA				\$700,000	\$700,000
	Columbus Outlets LLC *				\$6,500,000	\$6,500,000
	Sunbury				\$0	\$0
	Berlin Twp				\$0	\$0
Phase C 2027	TOTAL	\$0	\$2,920,000	\$7,260,000	\$36,200,000	\$46,380,000
	Developer		\$2,920,000			\$2,920,000
	NCA			\$31,913,600		\$31,913,600
	Brookdoc Investments, LLC*				\$1,546,400	\$1,546,400
	Berlin Township				\$0	\$0
	Delaware County				\$0	\$0
Phase D 2032	TOTAL	\$0	\$160,000	\$0	\$7,600,000	\$7,760,000
	NCA		\$160,000		\$7,600,000	\$7,760,000
Phase E 2023	TOTAL	\$0	\$240,000	\$0	\$17,400,000	\$17,640,000
	NCA		\$240,000		\$17,400,000	\$17,640,000
Phase F 2035	TOTAL	\$0	\$140,000	\$0	\$10,500,000	\$10,640,000
	NCA		\$140,000		\$10,500,000	\$10,640,000
TOTAL						\$162,000,000

* Amount from Simon Tanger Future Transportation Commitments
 ** Preliminary Engineering for all phases provided in Phase A
 *** Detailed Design includes all design for Phase A plus 50% of design for Phase B thru F;
 partial design of other phases is needed up front to complete the design for Phase A
 * Berkshire Township Residential TIF Agreement, via funds directed through Delaware County Engineer's Office
 Note: TRAC funding for Phase C Right-of-Way (\$5M) was secured January 2017. Funding request will be made to TRAC for all other amounts at the appropriate times.
 TRAC funding for Phase A Construction (\$10M) was secured in February 2018.

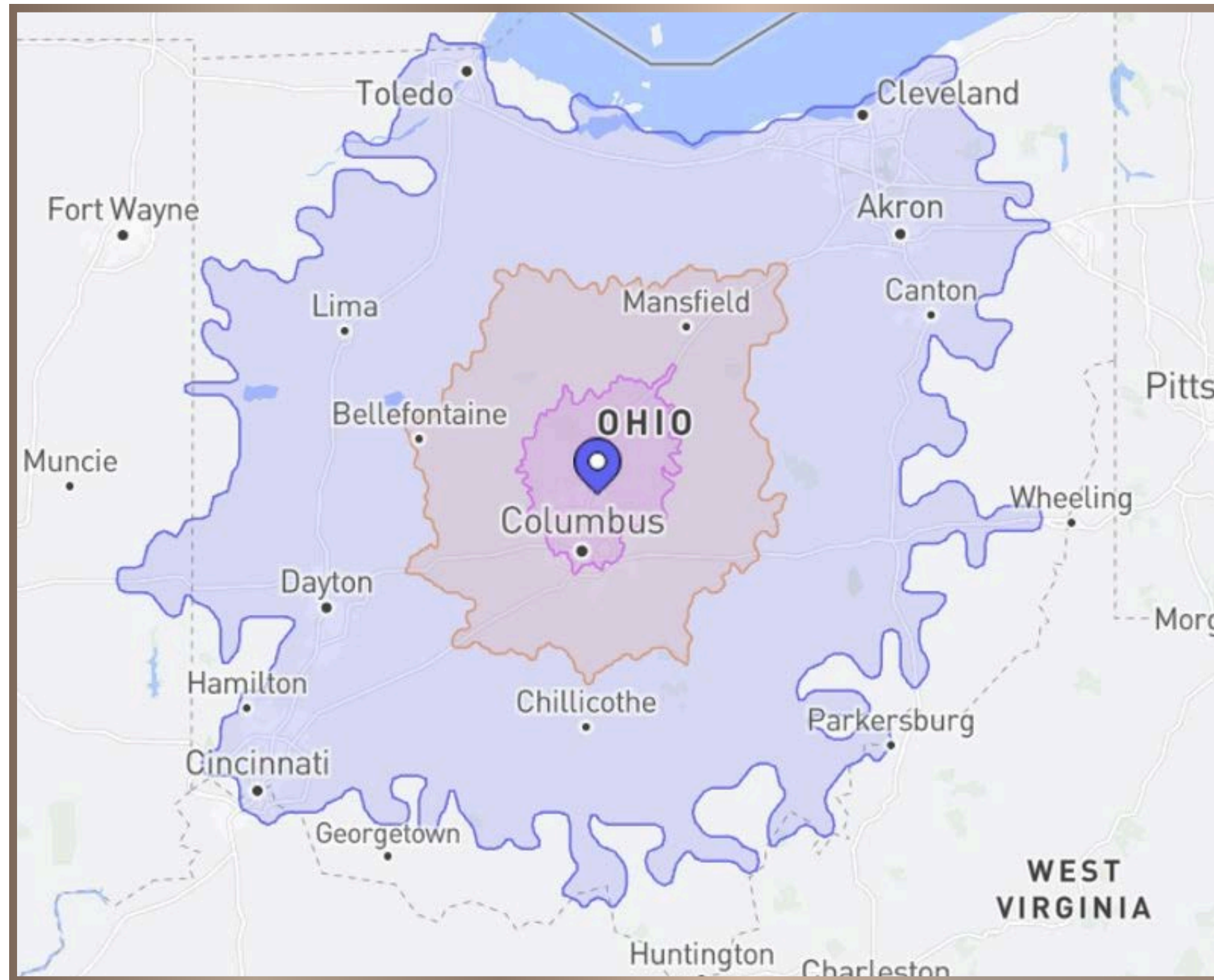


The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by ODOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 11, 2015, and executed by FHWA and ODOT.

TANGER COLUMBUS

DRIVE TIME MAP

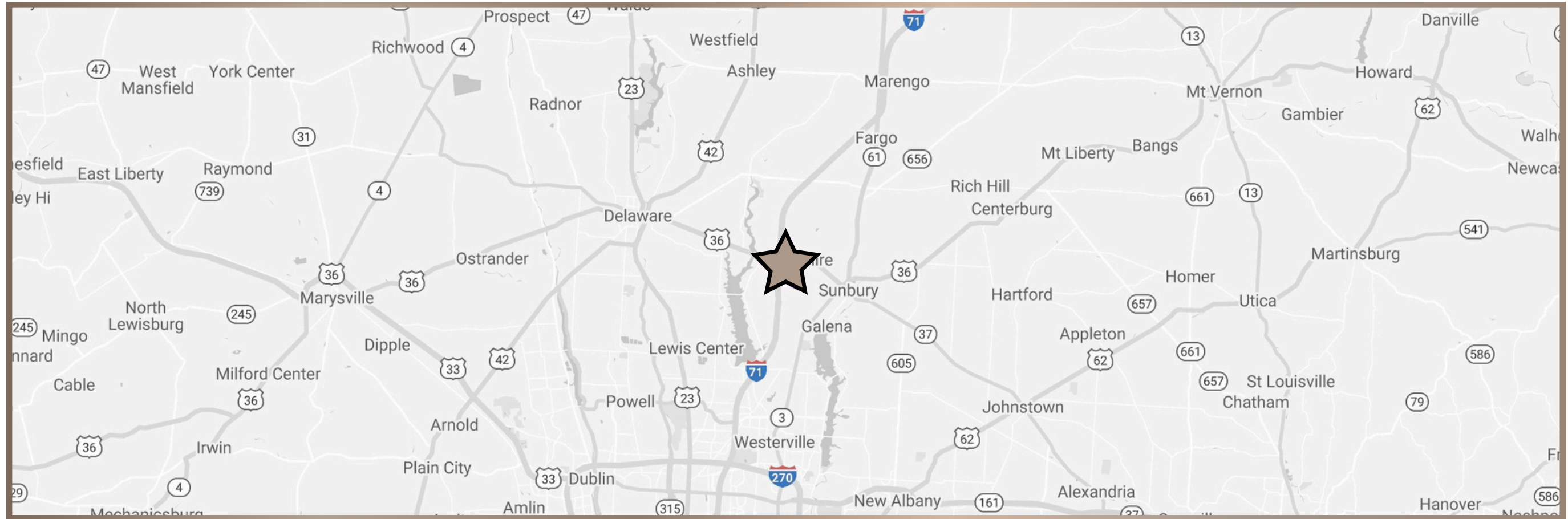
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Area within a 2-hour drive from Tanger Outlets in blue, 1 hour in orange, and 30 minutes in pink.

LOCATION OVERVIEW

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Sunbury is a city in Delaware County, Ohio, United States. Parts of the city also extend into Morrow County. The population was 4,389 during the 2010 census. The city is centered on a New England-styled traditional town square with a historic village hall located in the center of a village green. Located here is a major Showa Corporation factory, which produces automotive parts for Honda of America. The city is home to a K-12 public school district, the Big Walnut Local School District and their sports team, the 'Golden Eagles'. The district also serves students in the neighboring town of Galena, Ohio. Sunbury went from being a village to a city on October 22, 2021. Sunbury is growing by leaps and bounds, having just annexed over 300 acres, and with plans to annex an additional 255 acres which will take the boundary out to Interstate 71.

A major manufacturing facility owned and operated by Showa Corporation is located there, producing automobile parts for Honda of America. Sunbury is home to the Ohio Fallen Heroes Memorial, a memorial that commemorates every Ohio soldier who has been reported dead or missing while at war since 9/11. Sunbury was chosen to be the home of the Memorial due to the city's proximity to Centerburg, Ohio (near the geographical center of Ohio, and a prominent midwestern soil type) and the city's proximity to Interstate 71, a major highway connecting Cleveland; Columbus; and Cincinnati, respectively from north to south. Multiple super markets and fast food restaurants are located in Sunbury, including a McDonald's, Wendy's, Subway, Panera, Taco Bell, and Dairy Queen.

CONTACT

TANGER OUTLETS FOOD & BEVERAGE OPPORTUNITIES

To Cleveland
I-71

To Columbus

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