



OUTLETS
NAGS HEAD





Shopping with a View?

Where else in the country would you see national brands like AERIE, VERA BRADLEY & MICHAEL KORS sharing space with quaint local souvenir shops like THE SALTY SEAHORSE? Where you can enjoy a day shopping with discounts of 70% or more on designer clothes and then relax by the ocean with some ice cream from SUGAR KINGDOM.

Outlets Nags Head features shops and restaurants perfect for the vacation traveler or the local resident looking for the best brands and unique local finds.

Notable Retailers



AMERICAN EAGLE

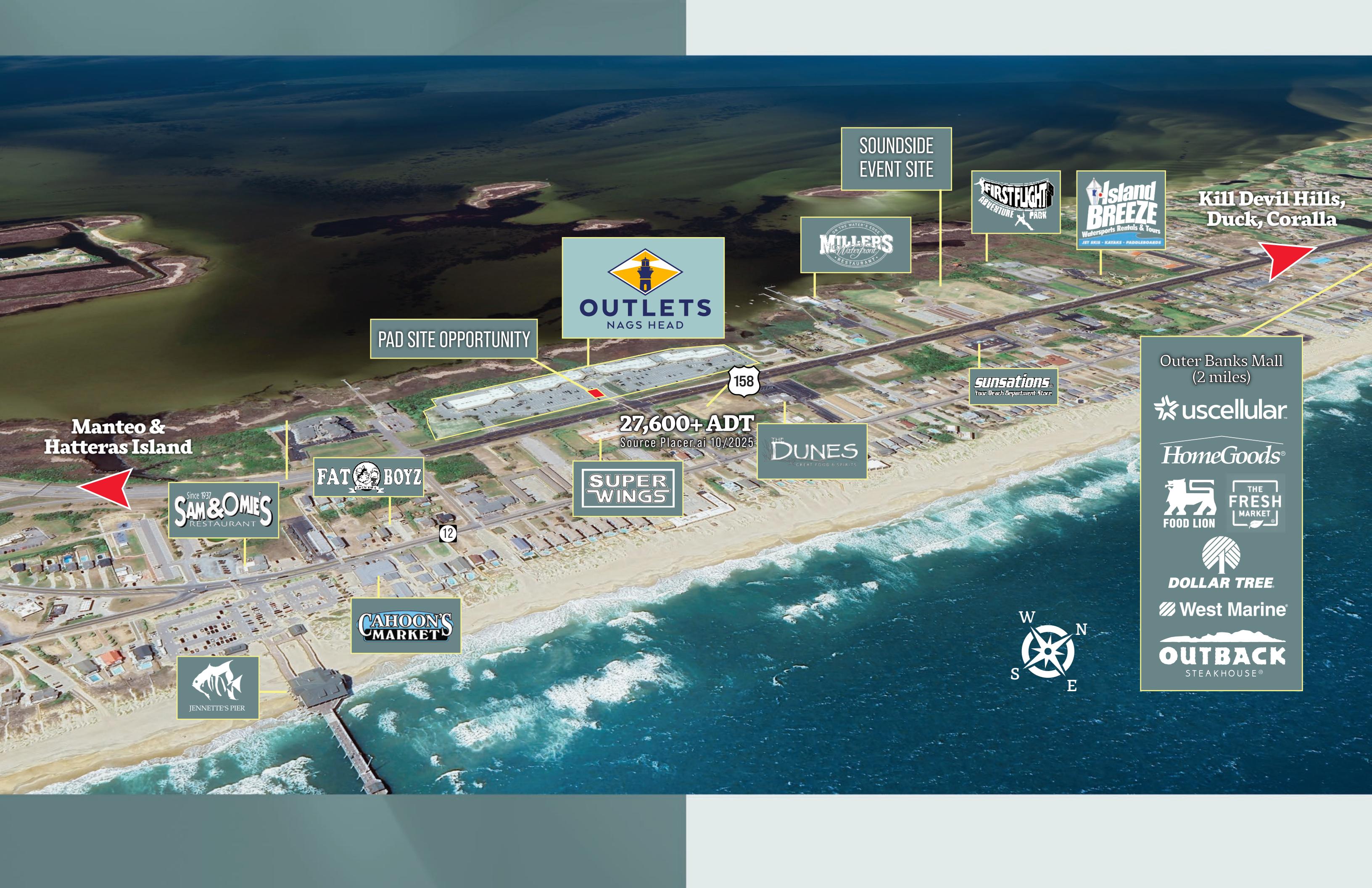


MICHAEL KORS



Now Open/Coming Soon





About the Area

Key Center Facts

Source: Placer.ai/Census Bureau 2023, as of October, 2025

| | |
|------------------|------------------------------------|
| ANNUAL VISITORS | Over 4 million per Outer Banks CVB |
| UNIQUE VISITORS | 548,800 |
| VISIT FREQUENCY | 1.55/year |
| AVG. DWELL TIME | 46 min |
| NUMBER OF STORES | 20 |

| | |
|--------------------------|-----------------------------|
| KEY DATES | Opened 1990, Refreshed 2023 |
| NUMBER OF PARKING SPACES | 484 |
| PARKING RATIO | 6:1,000 |
| SIZE | 82,161 SF |

Market Demographics

Source: Placer.ai/Census Bureau 2023, as of October, 2025

| STATS | 30 MILES | 45 MILES | 60 MILES |
|---------------------------|-----------|----------|----------|
| POPULATION | 40,303 | 83,170 | 163,114 |
| HOUSEHOLDS | 17,522 | 35,141 | 64,970 |
| AVERAGE PERSONS/HOUSEHOLD | 2.3 | 2.37 | 2.51 |
| AVERAGE HOUSEHOLD INCOME | \$105,902 | \$96,133 | \$94,060 |
| MEDIAN AGE | 47.35 | 45.77 | 43.33 |
| ETHNICITY | | | |
| WHITE | 85.8% | 71.2% | 71.1% |
| HISPANIC | 7.2% | 6.4% | 5.4% |
| BLACK | 3.3% | 17.6% | 18.4% |
| OTHER | 2.3% | 3% | 3.5% |

Seasonality Chart

Source: January-December 2024 Retailer Sales



Nearest Competition

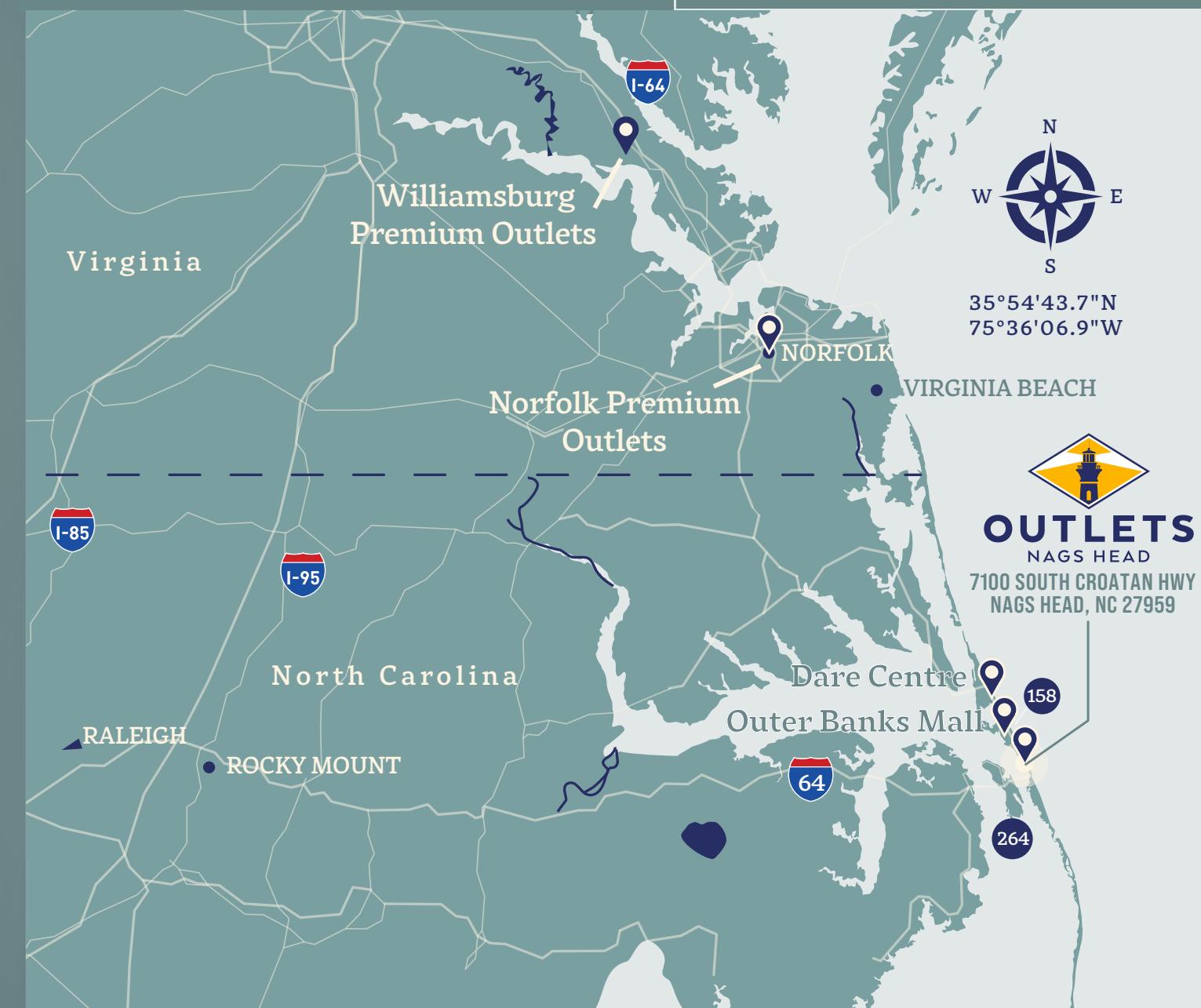
| CENTER | DISTANCE (miles) | KEY TENANTS |
|------------------------------|------------------|--|
| Outer Banks Mall | 2 | HOMEGOODS, ULTA BEAUTY, WEST MARINE |
| Dare Centre | 9 | BELK, RACK ROOM SHOES, FOOD LION |
| Norfolk Premium Outlets | 75 | COACH, H&M, NIKE FACTORY STORE, KATE SPADE, THE NORTH FACE |
| Williamsburg Premium Outlets | 116 | COACH, COLUMBIA SPORTSWEAR, MICHAEL KORS, NIKE FACTORY STORE |

Major Cities

| | |
|------------------|-----------|
| NORFOLK, VA | 70 miles |
| GREENVILLE, NC | 118 MILES |
| RICHMOND, VA | 145 miles |
| RALEIGH, NC | 165 MILES |
| WILLIAMSBURG, VA | 170 miles |

Points of Interest

| | |
|-----------------------------------|-----------|
| JOCKEY'S RIDGE STATE PARK | 3.5 miles |
| WRIGHT BROTHERS NATIONAL MEMORIAL | 8 miles |
| CAPE HATTERAS NATIONAL SEASHORE | 46 miles |



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THE KEITH CORPORATION

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