

Nags Head, NC



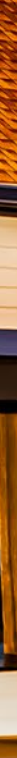
# OUTLETS

NAGS HEAD





Outlets on the Ocean



## 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



carter's



LOFT  
OUTLET



MICHAEL KORS



TALBOTS  
OUTLET

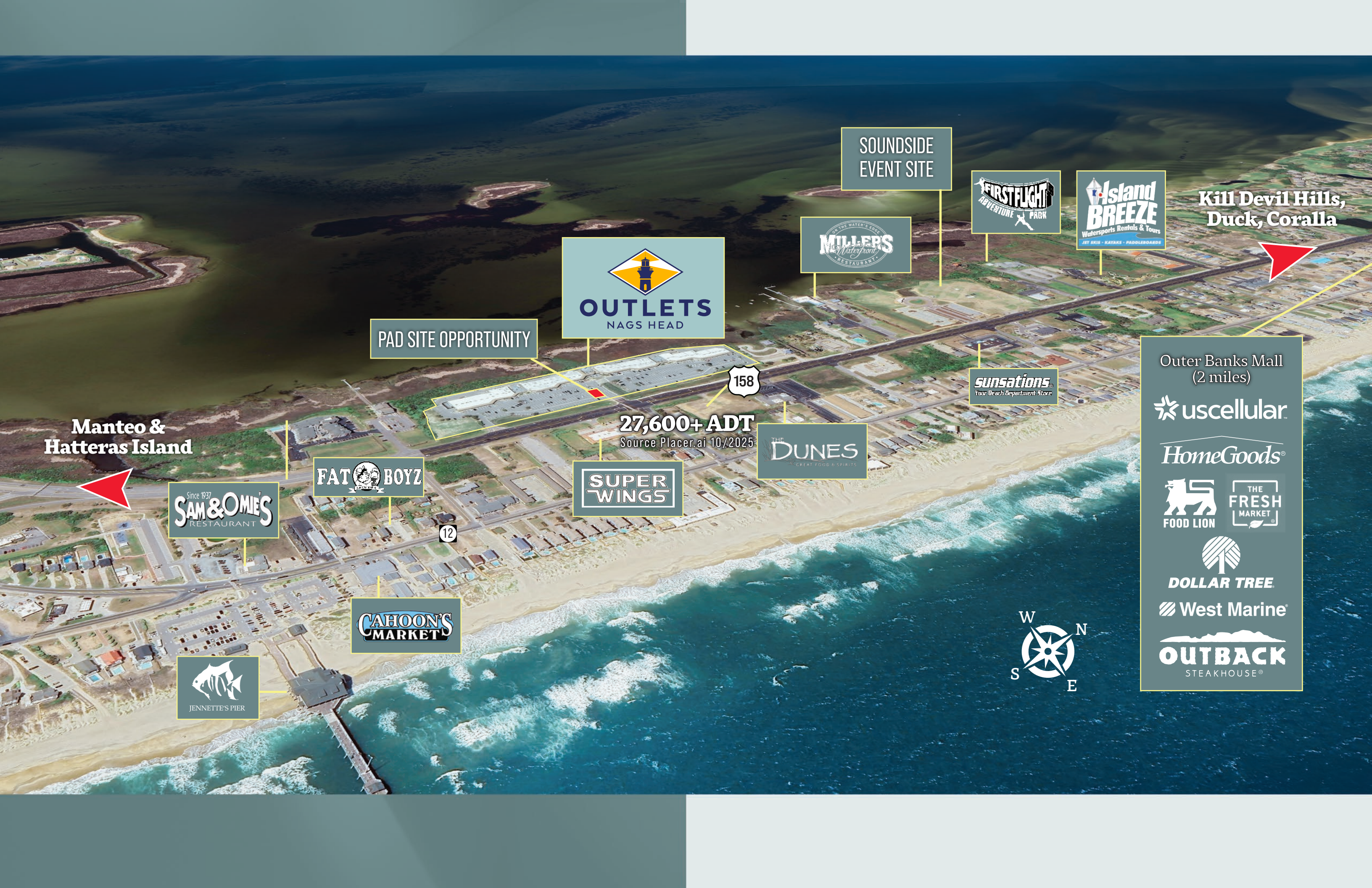
vera bradley  
outlet store



## Now Open/Coming Soon







SOUNDSIDE  
EVENT SITE



Kill Devil Hills,  
Duck, Coralla



PAD SITE OPPORTUNITY



27,600+ ADT  
Source Placer.ai 10/2025



Manteo &  
Hatteras Island



- Outer Banks Mall  
(2 miles)
- uscellular
- HomeGoods
- FOOD LION
- THE FRESH MARKET
- DOLLAR TREE
- West Marine
- OUTBACK STEAKHOUSE





## Key Center Facts

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

ANNUAL VISITORS  
850,500

UNIQUE VISITORS  
548,800

VISIT FREQUENCY  
1.55/year

AVG. DWELL TIME  
46 min

ANNUAL MARKET TOURISTS  
Over 4 million  
per Outer Banks CVB

AVG HOUSEHOLD INCOME  
\$105,902

Within 30 Miles of Center

SIZE  
82,161 SF

NUMBER OF STORES  
20

KEY DATES  
Opened 1990,  
Refreshed 2023

NUMBER OF PARKING SPACES  
484

PARKING RATIO  
6:1,000

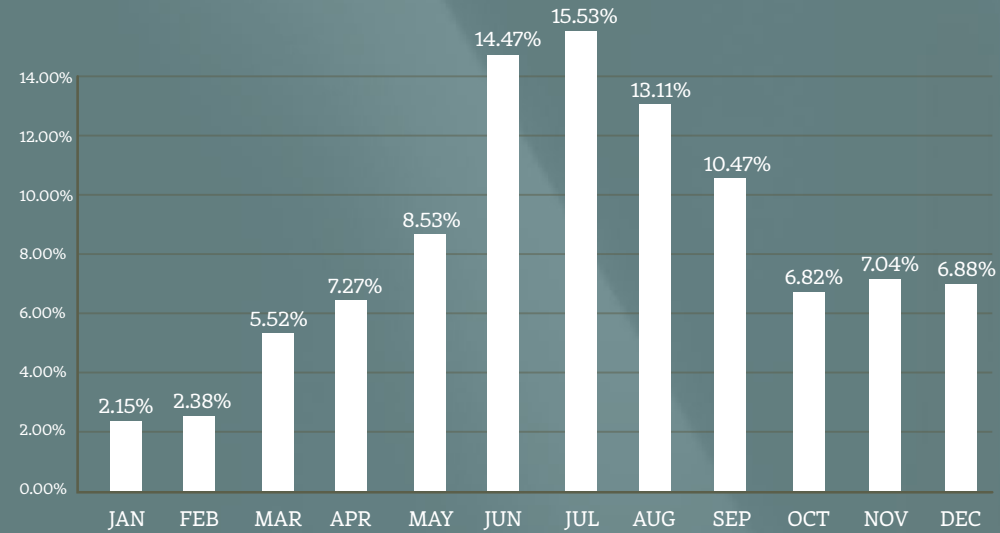
## Market Demographics

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

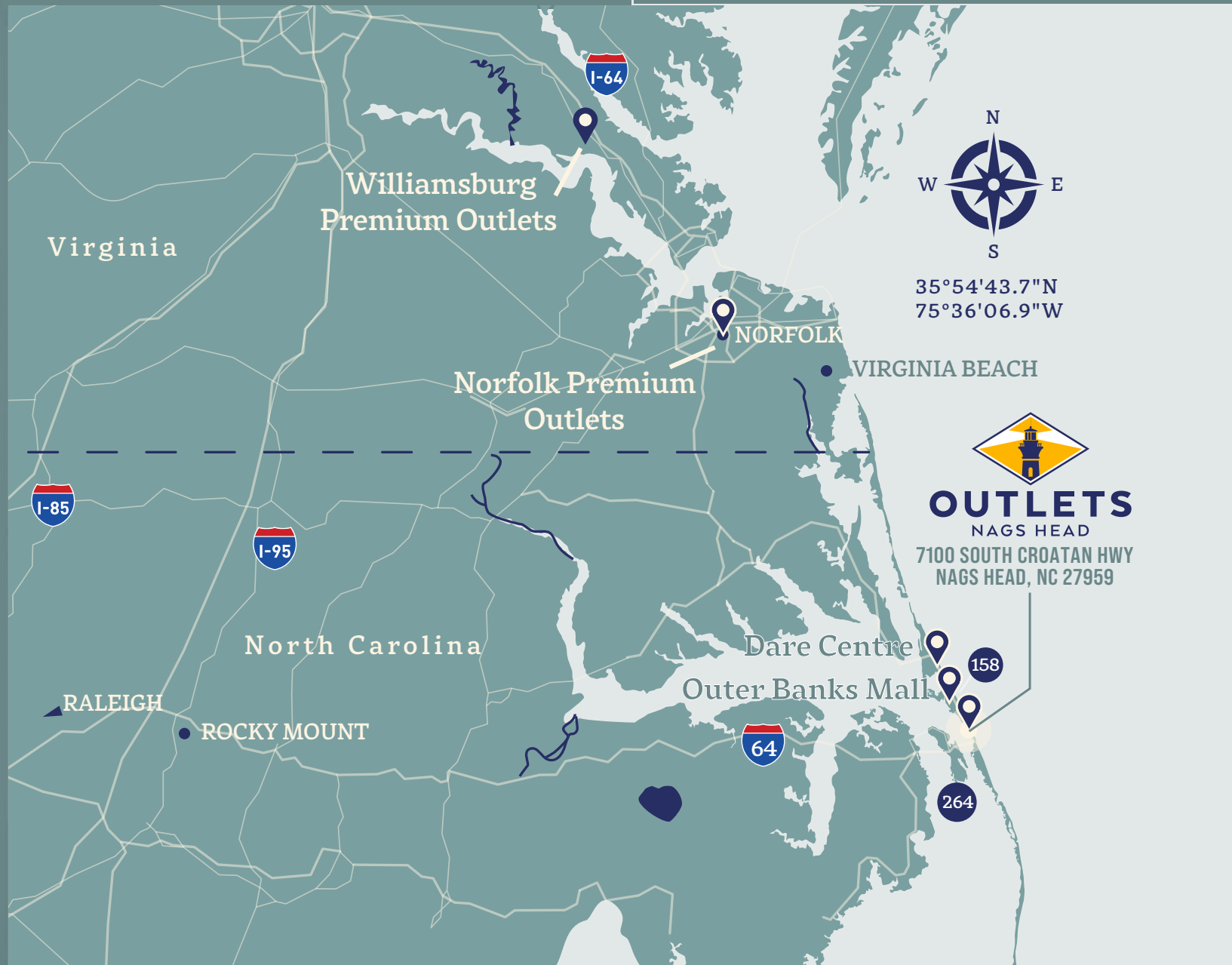
CENTER	DISTANCE (miles)	KEY TENANTS
Outer Banks Mall	2	HOMEGOODS, ULTA BEAUTY, WEST MARINE
Dare Centre	9	BELK, RACK ROOM SHOES, FOOD LION
Norfolk Premium Outlets	75	COACH, H&M, NIKE FACTORY STORE, KATE SPADE, THE NORTH FACE
Williamsburg Premium Outlets	116	COACH, COLUMBIA SPORTSWEAR, MICHAEL KORS, NIKE 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 NATIONAL SEASHORE	46 miles



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### Ownership:



THE KEITH CORPORATION

### Leasing & Marketing:



11/2025