

FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

OMB APPROVAL

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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the
Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person * SUMMERELL VIRGINIA R			2. Issuer Name and Ticker or Trading Symbol TANGER FACTORY OUTLET CENTERS INC [SKT]			5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input type="checkbox"/> Director <input type="checkbox"/> 10% Owner <input checked="" type="checkbox"/> Officer (give title below) <input type="checkbox"/> Other (specify below) Treasurer		
(Last) (First) (Middle) 3200 NORTHLINE AVENUE, SUITE 360			3. Date of Earliest Transaction (Month/Day/Year) 03/12/2004					
(Street) GREENSBORO, NC 27408			4. If Amendment, Date Original Filed(Month/Day/Year)			6. Individual or Joint/Group Filing(Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person <input type="checkbox"/> Form filed by More than One Reporting Person		
(City) (State) (Zip)			Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned					

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)		4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
Common Stock	03/11/2004		M		7,000	A	\$ 30.125	7,500	D	
Common Stock	03/11/2004		S		7,000	D	\$ 43.3883	500	D	
Common Stock	03/12/2004		M		2,000	A	\$ 26.625	2,500	D	
Common Stock	03/12/2004		S		2,000	D	\$ 43.44	500	D	
Common Stock	03/12/2004		M		500	A	\$ 30.125	1,000	D	
Common Stock	03/12/2004		S		500	D	\$ 43.44	500	D	
Common Stock	03/12/2004		M		1,500	A	\$ 22.125	2,000	D	
Common Stock	03/12/2004		S		1,500	D	\$ 43.44	500	D	
Common Stock	03/12/2004		M		1,500	A	\$ 18.625	2,000	D	
Common Stock	03/12/2004		S		1,500	D	\$ 43.44	500	D	

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

Persons who respond to the collection of information contained in
this form are not required to respond unless the form displays a
currently valid OMB control number. SEC 1474 (9-02)Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of Derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form of Derivative Security: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	V		Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
Limited Partnership Unit Option (right to buy) (1)	\$ 18.625	03/12/2004		M		1,500	03/08/2001(2)	03/08/2010	Common Stock	1,500	\$ 0	1,500	D	

Limited Partnership Unit Option (right to buy) (1)	\$ 22.125	03/12/2004		M			1,500	01/09/2000 (2)	01/08/2009	Common Stock	1,500	\$ 0	0	D	
Limited Partnership Unit Option (right to buy) (1)	\$ 26.625	03/12/2004		M			2,000	07/25/1995 (2)	07/25/2004	Common Stock	2,000	\$ 0	0	D	
Limited Partnership Unit Option (right to buy) (1)	\$ 30.125	03/11/2004		M			7,000	01/06/1999 (2)	01/06/2008	Common Stock	7,000	\$ 0	500	D	
Limited Partnership Unit Option (right to buy) (1)	\$ 30.125	03/12/2004		M			500	01/06/1999 (2)	01/06/2008	Common Stock	500	\$ 0	0	D	

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
SUMMERELL VIRGINIA R 3200 NORTHLINE AVENUE, SUITE 360 GREENSBORO, NC 27408			Treasurer	

Signatures

By: James F. Williams For: Virginia R. Summerell		03/15/2004
Signature of Reporting Person		Date

Explanation of Responses:

- * If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) Options to purchase limited partnership units, granted pursuant to the Tanger Properties Limited Partnership Unit Option Plan. Each unit obtained upon exercise of option is exchangeable for common stock on a one-for-one basis.
- (2) The option becomes exercisable in five equal annual installments, commencing one year from the date of grant.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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