## FORM 4

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

OMB APPROVAL
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. *See* Instruction 1(b).

#### 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 Ty	pe Response	s)														
1. Name and Address of Reporting Person * TANGER STANLEY K				2. Issuer Name and Ticker or Trading Symbol TANGER FACTORY OUTLET CENTERS INC [SKT]						_X_ Direc	5. Relationship of Reporting Person(s) to Issuer (Check all applicable)  _X_ Director X_ Officer (give title below) Other (specify below)					
(Last) (First) (Middle) 3200 NORTHLINE AVENUE, SUITE 360				3. Date of Earliest Transaction (Month/Day/Year) 07/12/2004							(	Chairman	, CEO			
(Street) GREENSBORO, NC 27408				4. If Amendment, Date Original Filed(Month/Day/Year)						_X_ Form fil	6. Individual or Joint/Group Filing(Check Applicable Line)  _X_Form filed by One Reporting PersonForm filed by More than One Reporting Person					
(City		(State)	(Zip)		Tab	ole I - I	Non-D	erivative	Securiti	es Aco	uired, Disp	osed of, or l	Beneficia	lly Ow	ned	
(Instr. 3) Date			2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if		Code (Instr. 8)				5. Amount of Securities Beneficially Owned Followin Reported Transaction(s) (Instr. 3 and 4)		s llowing	6.		Beneficial Ownership	
				Code	V	Amount (A) or (D) Price				str. 4)						
Common	Stock (1)		07/12/2004			G	V	250	D	\$ 0	166,998			D		
Common Stock										139,031			Ι	by Pa (2)	rtnership	
Common	Stock										1,000			I	by	Spouse
Reminder:	Report on a s	separate line	for each class of secu Table II -	Derivative Secu	ritie	es Acqı	Pe co the	rsons wh ntained i form dia Disposed	no resp in this f splays	orm a a curi enefici	•	uired to res OMB con	spond u	nless	SEC	1474 (9-02)
1. Title of		3. Transacti		4.	5		6.	Date Exer			Title and	8. Price of			10.	11. Natur
Security	Conversion or Exercise Price of Derivative Security	Date (Month/Day		ate, if Transactic Code (Year) (Instr. 8)	o C S A (A C O (I	Number of for the control of the courier of the courier of the course of	ive es ed ed ,	(Month/Day/Year) USG (I			Security S (Instr. 5) H (Instr.		Derivative Securities Beneficially Dwned Following Reported Fransaction(s) Instr. 4)		of Indirect Beneficia Ownershi (Instr. 4)	
				Code	V (	(A) (	Da Ex	ate tercisable	Expirati Date	ion Ti	Amount or Number of Shares					

### **Reporting Owners**

	Relationships					
Reporting Owner Name / Address	Director	10% Owner	Officer	Other		
TANGER STANLEY K 3200 NORTHLINE AVENUE, SUITE 360 GREENSBORO, NC 27408	X	X	Chairman, CEO			

### **Signatures**

By: James F. Williams For: Stanley K. Tanger	08/19/2004

**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).
- 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 (1) exchangeable for common stock on a one-for-one basis, except under certain circumstances to preserve the Company's status as a real estate investment trust for income tax numbers.
- (2) Represents shares purchased and immediately paid as compensation to all employees of Stanley K. Tanger & Company, of which Stanley K. Tanger is the 100% owner.

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

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.