

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

Current Report Pursuant to Section 13 or 15(d) of
The Securities Exchange Act of 1934

Date of Report (date of earliest event reported): November 29, 2004

TANGER FACTORY OUTLET CENTERS, INC.

(Exact name of registrant as specified in its charter)

North Carolina	1-11986	56-1815473
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(State or other jurisdiction of Incorporation)	(Commission File Number)	(I.R.S. Employer Identification Number)

3200 Northline Avenue, Greensboro, North Carolina 27408
(Address of principal executive offices) (Zip Code)
(336) 292-3010
(Registrants' telephone number, including area code)

N/A
(former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- - Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- - Soliciting material pursuant to Rule 14a-12 under the Exchange
- - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 8.01 Other Events

On November 29, 2004, Tanger Factory Outlet Centers, Inc. (the "Company") issued a press release to announce that its Board of Directors declared a 2-for-1 split of the Company's common shares. The split will be effected by paying a stock dividend of one new share for each common share outstanding. A copy of the Company's press release is furnished as Exhibit 99.1 to this report on Form 8-K.

Item 9.01 Financial Statements and Exhibits

(c) Exhibits

The following exhibit is included with this Report:

Exhibit 99.1 Press release announcing a 2-for-1 split of the Company's common shares.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the

undersigned hereunto duly authorized.

Dated: November 29, 2004

TANGER FACTORY OUTLET CENTERS, INC.

By: /s/ Frank C. Marchisello

Frank C. Marchisello, Jr.

Executive Vice President, Chief Financial Officer

EXHIBIT INDEX

Exhibit No.

99.1 Press release announcing a 2-for-1 split of the Company's common shares

NEWS RELEASE

FOR RELEASE: IMMEDIATE RELEASE

CONTACT: Frank C. Marchisello, Jr. - (336) 834-6834

TANGER FACTORY OUTLET CENTERS, INC. ANNOUNCES A
2-FOR-1 STOCK SPLIT

GREENSBORO, NC, November 29, 2004, Tanger Factory Outlet Centers, Inc. (NYSE:SKT), today announced that its Board of Directors declared a 2-for-1 split of the Company's common shares.

The split will be effected by paying a stock dividend of one new share for each common share outstanding. The stock dividend is payable December 28, 2004 to shareholders of record on December 17, 2004.

Stanley K. Tanger, Chairman and Chief Executive Officer, said "As part of our ongoing effort to enhance shareholder value, this split is intended to make the market price of our stock more affordable to a broader group of investors."

Tanger Factory Outlet Centers, Inc. is a fully integrated, self-administered and self-managed publicly traded (REIT), that presently has ownership interests in or management responsibilities for 36 centers in 23 states coast to coast, totaling approximately 8.8 million square feet of gross leasable area. For more information on Tanger Outlet Centers, visit our web site at <http://www.tangeroutlet.com>.

*** end ***

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