

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549

SCHEDULE 13G

INFORMATION TO BE INCLUDED IN STATEMENTS FILED PURSUANT
TO RULES 13d-1(b) AND (c) AND AMENDMENTS THERETO FILED
PURSUANT TO 13d-2(b)

Tanger Factory Outlet Centers, Inc.

(Name of Issuer)

Common Stock, \$.01 par value

(Title of Class of Securities)

875465106

(CUSIP Number)

CUSIP No. 875465106

13G

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1 | NAME OF REPORTING PERSON
| S.S. or I.R.S. Identification No. of Above Person
|
AEW Capital Management, L.P.

2 | CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP (a)
| (b)

3 | SEC USE ONLY
|

4 | CITIZENSHIP OR PLACE OF ORGANIZATION
| Delaware
|

| 5 | SOLE VOTING POWER
| | 525,300
NUMBER OF |
SHARES | 6 | SHARED VOTING POWER
BENEFICIALLY | | -0-
OWNED BY |
EACH | 7 | SOLE DISPOSITIVE POWER
REPORTING | | 525,300
PERSON |
WITH | 8 | SHARED DISPOSITIVE POWER
| | -0-

9 | AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
525,300

10 | CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES*

11 | PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW 9 6.68%
|

12 | TYPE OF REPORTING PERSON PN
|

CUSIP No. 875465106

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1 | NAME OF REPORTING PERSON
| S.S. or I.R.S. Identification No. of Above Person
|

2 | CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP (a) | |
| (b) | |

3 | SEC USE ONLY

4 | CITIZENSHIP OR PLACE OF ORGANIZATION
| Massachusetts

	5	SOLE VOTING POWER
		525,300
NUMBER OF	-----	
SHARES	6	SHARED VOTING POWER
BENEFICIALLY		-0-
OWNED BY	-----	
EACH	7	SOLE DISPOSITIVE POWER
REPORTING		525,300
PERSON	-----	
WITH	8	SHARED DISPOSITIVE POWER
		-0-

9 | AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
| 525,300

10 | CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES* | |

11 | PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW 9 6.68%

12 | TYPE OF REPORTING PERSON CO

Item 1 (a). Name of Issuer
Tanger Factory Outlet Centers, Inc.

Item 1(b). Address of Issuer's Principal Executive Offices
1400 West Northwood Street, Greensboro, NC 27408

Item 2(a). Name of Person Filing
AEW Capital Management, L.P./AEW Capital Management, Inc.

Item 2(b). Address of Principal Business Office or, if none, Residence
225 Franklin Street, Boston, MA 02110

Item 2(c). Citizenship
Delaware/Massachusetts

Item 2(d). Title of Class of Securities
Common Stock, par value \$.01 per share

Item 2(e). CUSIP Number
875465106

Item 3. If this statement is filed pursuant to Rule 13d-1(b), or 13d-2(b), check whether the person is filing is a:

- (a) Broker or dealer registered under Section 15 of the Act,
- (b) Bank as defined in Section 3(a)(6) of the Act,
- (c) Insurance Company as defined in Section 3(a)(19) of the Act,

By: /s/ James J. Finnegan

Name: James J. Finnegan
Title: Vice President

AEW CAPITAL MANAGEMENT, INC.

By: /s/ James J. Finnegan

Name: James J. Finnegan
Title: Vice President

CUSIP No. 875465106

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EXHIBIT

JOINT FILING AGREEMENT

The undersigned acknowledge and agree that the foregoing statement on Schedule 13G is filed on behalf of each of the undersigned and that all subsequent amendments to this statement on Schedule 13G shall be filed on behalf of each of the undersigned without the necessity of filing additional joint acquisition statements. The undersigned acknowledge that each shall be responsible for the timely filing of such amendments, and for the completeness and accuracy of the information concerning it containing therein, but shall not be responsible for the completeness and accuracy of the information concerning the other, except to the extent that it knows or has reason to believe that such information is accurate.

Dated as of December 31, 1997

AEW CAPITAL MANAGEMENT, L.P.

By: AEW Capital Management, Inc., its general partner

By: /s/ James J. Finnegan

Name: James J. Finnegan
Title: Vice President

AEW CAPITAL MANAGEMENT, INC.

By: /s/ James J. Finnegan

Name: James J. Finnegan
Title: Vice President