

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549

SCHEDULE 13G/A

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)

Page 1 of 6 Pages

CUSIP NO. 875465106	13G	Page 2 of 6 Pages
---------------------	-----	-------------------

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) <input type="checkbox"/> (b) <input type="checkbox"/>	
3	SEC USE ONLY	
4	CITIZENSHIP OR PLACE OF ORGANIZATION Delaware	
NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	5	SOLE VOTING POWER 456,300
	6	SHARED VOTING POWER -0-
	7	SOLE DISPOSITIVE POWER 456,300
	8	SHARED DISPOSITIVE POWER -0-
9	AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 456,300	
10	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN [] SHARES*	

11	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)	5.77%
12	TYPE OF REPORTING PERSON*	PN

*SEE INSTRUCTIONS BEFORE FILLING OUT!

Page 2 of 6 Pages

CUSIP NO. 875465106	13G	Page 3 of 6 Pages
---------------------	-----	-------------------

1	NAME OF REPORTING PERSON S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON AEW Capital Management, Inc.		
2	CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*		(a) [] (b) []
3	SEC USE ONLY		
4	CITIZENSHIP OR PLACE OF ORGANIZATION Massachusetts		
NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	5	SOLE VOTING POWER 456,300	
	6	SHARED VOTING POWER -0-	
	7	SOLE DISPOSITIVE POWER 456,300	
	8	SHARED DISPOSITIVE POWER -0-	
9	AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 456,300		
10	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN [] SHARES*		
11	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)		
12	TYPE OF REPORTING PERSON* CO		

*SEE INSTRUCTIONS BEFORE FILLING OUT!

Page 3 of 6 Pages

CUSIP NO. 875465106	13G	Page 4 of 6 Pages
---------------------	-----	-------------------

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,
- (d) ☐ Investment Company registered under Section 8 of the Investment Company Act,
- (e) ☒ Investment Adviser registered under Section 203 of the Investment Advisers Act of 1940,
- (f) ☐ Employee Benefit Plan, Pension Fund which is subject to the provisions of the Employee Retirement Income Security Act of 1974 or Endowment Fund; see Rule 13d-1(b)(1)(ii)(F),
- (g) ☒ Parent Holding Company, in accordance with Rule 13d-1(b)(ii)(G); see Item 7,
- (h) ☐ Group, in accordance with Rule 13d-1(b)(1)(ii)(H).

Page 4 of 6 Pages

CUSIP NO. 875465106	13G	Page 5 of 6 Pages
-----		---

Item 4. Ownership

- (a) Amount beneficially owned: 456,300 shares
- (b) Percent of class: 5.77%
- (c) Number of shares as to which such person has:

(i) sole power to vote or to direct the vote: 456,300 shares

(ii) shared power to vote or to direct the vote: -0-

(iii) sole power to dispose or to direct the disposition of:
456,300 shares

(iv) shared power to dispose or to direct the disposition of: -0-

Item 5. Ownership of Five Percent or Less of a Class Not Applicable.

Item 6. Ownership of More than Five Percent on Behalf of Another Person
Not applicable.

Item 7. Identification and Classification of the Subsidiary Which Acquired
the Securities Being Reported on By the Parent Holding Company

Pursuant to Rule 13d-1(b)(ii)(G) AEW Capital Management, Inc. is
filing this report because it is the general partner of AEW Capital
Management, L.P., a registered investment adviser who acts as
investment adviser to certain separate accounts which have
purchased the securities that are the subject of this filing.

Item 8. Identification and Classification of Members of the Group
Not Applicable.

Item 9. Notice of Dissolution of Group Not Applicable.

Item 10. Certification

By signing below I certify that, to the best of my knowledge and
belief, the securities referred to above were acquired in the
ordinary course of business and were not acquired for the purpose
of and do not have the effect of changing or influencing the
control of the issuer of such securities and were not acquired in
connection with or as a participant in any transaction having such
purposes or effect.

Page 5 of 6 Pages

CUSIP NO. 875465106	13G	Page 6 of 6 Pages
-----		---

SIGNATURE

After reasonable inquiry and to the best of my knowledge and belief,
I certify that the information set forth in this statement is true, complete and
correct as of December 31, 1998.

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

Page 6 of 6 Pages

