

United States
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-K/A

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934
For the fiscal year ended December 31, 2000

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934
For the transition period from _____ to _____

Commission file number 1-11986

TANGER FACTORY OUTLET CENTERS, INC.
(Exact name of Registrant as specified in its charter)

North Carolina
(State or other jurisdiction of
incorporation or organization)

56-1815473
(I.R.S. Employer
Identification No.)

3200 Northline Avenue
Suite 360
Greensboro, NC 27408
(Address of principal executive offices)

(336) 292-3010
(Registrant's telephone number)

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Name of exchange on which registered
Common Shares, \$.01 par value	New York Stock Exchange
Series A Cumulative Convertible Redeemable Preferred Shares, \$.01 par value	New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act: None

Indicate by check mark whether the Registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the Registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Yes No

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained, to the best of Registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K. []

The aggregate market value of voting shares held by non-affiliates of the Registrant was approximately \$148,719,000 based on the closing price on the New York Stock Exchange for such stock on March 1, 2001.

The number of Common Shares of the Registrant outstanding as of March 1, 2001 was 7,918,911.

Documents Incorporated By Reference

Part III incorporates certain information by reference from the Registrant's definitive proxy statement to be filed with respect to the Annual Meeting of Shareholders to be held May 18, 2001.

PART IV

Item 14. Exhibits, Financial Statements Schedules, and Reports on Form 8-K

(a) Documents filed as a part of this report:

3. Exhibits

Exhibit No.	Description
3.1	Amended and Restated Articles of Incorporation of the Company. (Note 6)

- 3.1A Amendment to Amended and Restated Articles of Incorporation dated May 29, 1996. (Note 6)
- 3.1B Amendment to Amended and Restated Articles of Incorporation dated August 20, 1998. (Note 9)
- 3.1C Amendment to Amended and Restated Articles of Incorporation dated September 30, 1999. (Note 11)
- 3.2 Restated By-Laws of the Company. (Note 11)
- 3.3 Amended and Restated Agreement of Limited Partnership for the Operating Partnership. (Note 11)
- 4.1 Form of Deposit Agreement, by and between the Company and the Depository, including Form of Depository Receipt. (Note 1)
- 4.2 Form of Preferred Stock Certificate. (Note 1)
- 4.3 Rights Agreement, dated as of August 20, 1998, between Tanger Factory Outlet Centers, Inc. and BankBoston, N.A., which includes the form of Articles of Amendment to the Amended and Restated Articles of Incorporation, designating the preferences, limitations and relative rights of the Class B Preferred Stock as Exhibit A, the form of Right Certificate as Exhibit B and the Summary of Rights as Exhibit C. (Note 8)
- 10.1 Amended and Restated Unit Option Plan. (Note 9)
- 10.2 Amended and Restated Share Option Plan of the Company. (Note 9)
- 10.3 Form of Stock Option Agreement between the Company and certain Directors. (Note 3)
- 10.4 Form of Unit Option Agreement between the Operating Partnership and certain employees. (Note 3)
- 10.5 Amended and Restated Employment Agreement for Stanley K. Tanger, as of January 1, 1998. (Note 9)
- 10.6 Amended and Restated Employment Agreement for Steven B. Tanger, as of January 1, 1998. (Note 9)
- 10.7 Amended and Restated Employment Agreement for Willard Albea Chafin, Jr., as of January 1, 1999. (Note 9)
- 10.8 Amended and Restated Employment Agreement for Rochelle Simpson, as of January 1, 1999. (Note 9)
- 10.9 Not applicable.
- 10.10 Amended and Restated Employment Agreement for Frank C. Marchisello, Jr., as of January 1, 1999. (Note 11)
- 10.11 Registration Rights Agreement among the Company, the Tanger Family Limited Partnership and Stanley K. Tanger. (Note 2)
- 10.11A Amendment to Registration Rights Agreement among the Company, the Tanger Family Limited Partnership and Stanley K. Tanger. (Note 4)
- 10.12 Agreement Pursuant to Item 601(b)(4)(iii)(A) of Regulation S-K. (Note 2)
- 10.13 Assignment and Assumption Agreement among Stanley K. Tanger, Stanley K. Tanger & Company, the Tanger Family Limited Partnership, the Operating Partnership and the Company. (Note 2)
- 10.14 Promissory Notes by and between the Operating Partnership and John Hancock Mutual Life Insurance Company aggregating \$66,500,000. (Note 10)
- 10.15 Form of Senior Indenture. (Note 5)
- 10.16 Form of First Supplemental Indenture (to Senior Indenture). (Note 5)
- 10.16A Form of Second Supplemental Indenture (to Senior Indenture) dated October 24, 1997 among Tanger Properties Limited Partnership, Tanger Factory Outlet Centers, Inc. and State Street Bank & Trust Company. (Note 7)

- 10.17 Promissory Note 05/16/2000. (Note 12)
- 10.18 Promissory Note 05/16/2000. (Note 12)
- 21.1 List of Subsidiaries. (Note 11)
- 23.1 Consent of PricewaterhouseCoopers LLP.

Notes to Exhibits:

- 1. Incorporated by reference to the exhibits to the Company's Registration Statement on Form S-11 filed October 6, 1993, as amended.
- 2. Incorporated by reference to the exhibits to the Company's Registration Statement on Form S-11 filed May 27, 1993, as amended.
- 3. Incorporated by reference to the exhibits to the Company's Annual Report on Form 10-K for the year ended December 31, 1993.
- 4. Incorporated by reference to the exhibits to the Company's Annual Report on Form 10-K for the year ended December 31, 1995.
- 5. Incorporated by reference to the exhibits to the Company's Current Report on Form 8-K dated March 6, 1996.
- 6. Incorporated by reference to the exhibits to the Company's Annual Report on Form 10-K for the year ended December 31, 1996.
- 7. Incorporated by reference to the exhibits to the Company's Current Report on Form 8-K dated October 24, 1997.
- 8. Incorporated by reference to Exhibit 1.1 to the Company's Registration Statement on Form 8-A, filed August 24, 1998.
- 9. Incorporated by reference to the exhibits to the Company's Annual Report on Form 10-K for the year ended December 31, 1998.
- 10. Incorporated by reference to the exhibit to the Company's Quarterly Report on 10-Q for the quarter ended March 31, 1999.
- 11. Incorporated by reference to the exhibits to the Company's Annual Report on Form 10-K for the year ended December 31, 1999.
- 12. Incorporated by reference to the exhibits to the Company's Annual Report on Form 10-K for the year ended December 31, 2000.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

TANGER FACTORY OUTLET CENTERS, INC.

By: /s/ Stanley K. Tanger

Stanley K. Tanger
Chairman of the Board and
Chief Executive Officer

March 30, 2001

Pursuant to the requirements of the Securities Exchange Act of 1934, this

report has been signed below by the following persons on behalf of the Registrant and in the capacities and on the dates indicated:

Signature	Title	Date
/s/ Stanley K. Tanger ----- Stanley K. Tanger	Chairman of the Board and Chief Executive Officer (Principal Executive Officer)	March 30, 2001
/s/ Steven B. Tanger ----- Steven B. Tanger	Director, President and Chief Operating Officer	March 30, 2001
/s/ Frank C. Marchisello, Jr. ----- Frank C. Marchisello, Jr.	Senior Vice President and Chief Financial Officer (Principal Financial and Accounting Officer)	March 30, 2001
/s/ Jack Africk ----- Jack Africk	Director	March 30, 2001
/s/ William G. Benton ----- William G. Benton	Director	March 30, 2001
/s/ Thomas E. Robinson ----- Thomas E. Robinson	Director	March 30, 2001

CONSENT OF INDEPENDENT ACCOUNTANTS

We hereby consent to the incorporation by reference in the Registration Statements on Forms S-8 (No. 33-80450 and 333-91863) and Forms S-3 (File Nos. 33-99736-01, 333-3526-01 and 333-39365-01) of our report dated January 18, 2001, except for the information presented in Note 16, for which the date is March 12, 2001, relating to the financial statements and financial statement schedule, which appears in Tanger Factory Outlet Centers, Inc.'s Form 10-K for the year ended December 31, 2000.

PricewaterhouseCoopers LLP

March 30, 2001