



ST. GEORGE FERRY TERMINAL FEATURING  
NEW 30-MINUTE FAST FERRY ROUTE  
FROM MIDTOWN



NEW YORK CITY'S PREMIER **OUTDOOR**  
SHOPPING AND WATERFRONT DINING CENTER



FOLLOW EMPIRE OUTLETS  
ON INSTAGRAM

# 100

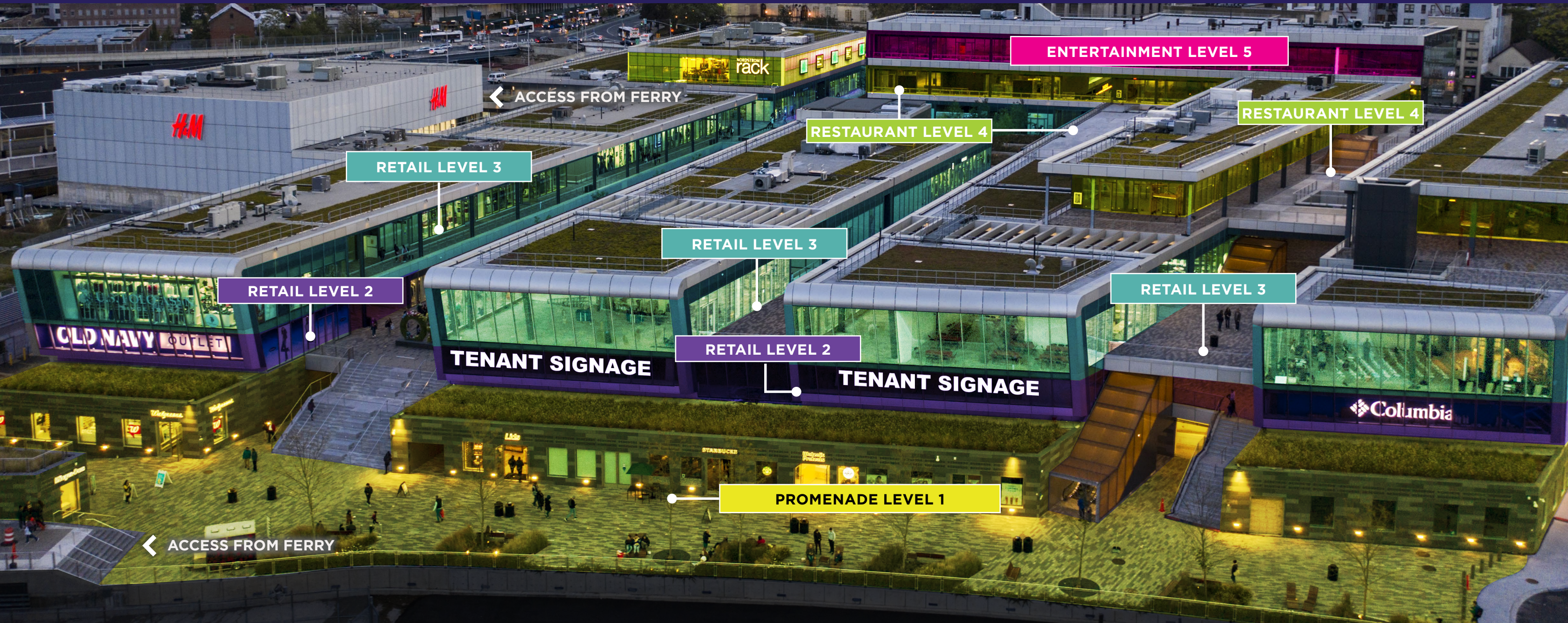
SHOPS +  
RESTAURANTS

# 340K

SQUARE FEET  
OF RETAIL SPACE

# 40K

SQUARE FEET  
OF WATERFRONT DINING



# A CITY ESCAPE WITHIN THE CITYSCAPE

Easy to get to whether you're coming from around the corner or across the harbor

## BY CAR

1,200 parking spaces at Empire Outlets

## BY BUS

Directly adjacent to Staten Island bus terminal  
Additional parking for private tour buses

## BY TRAIN

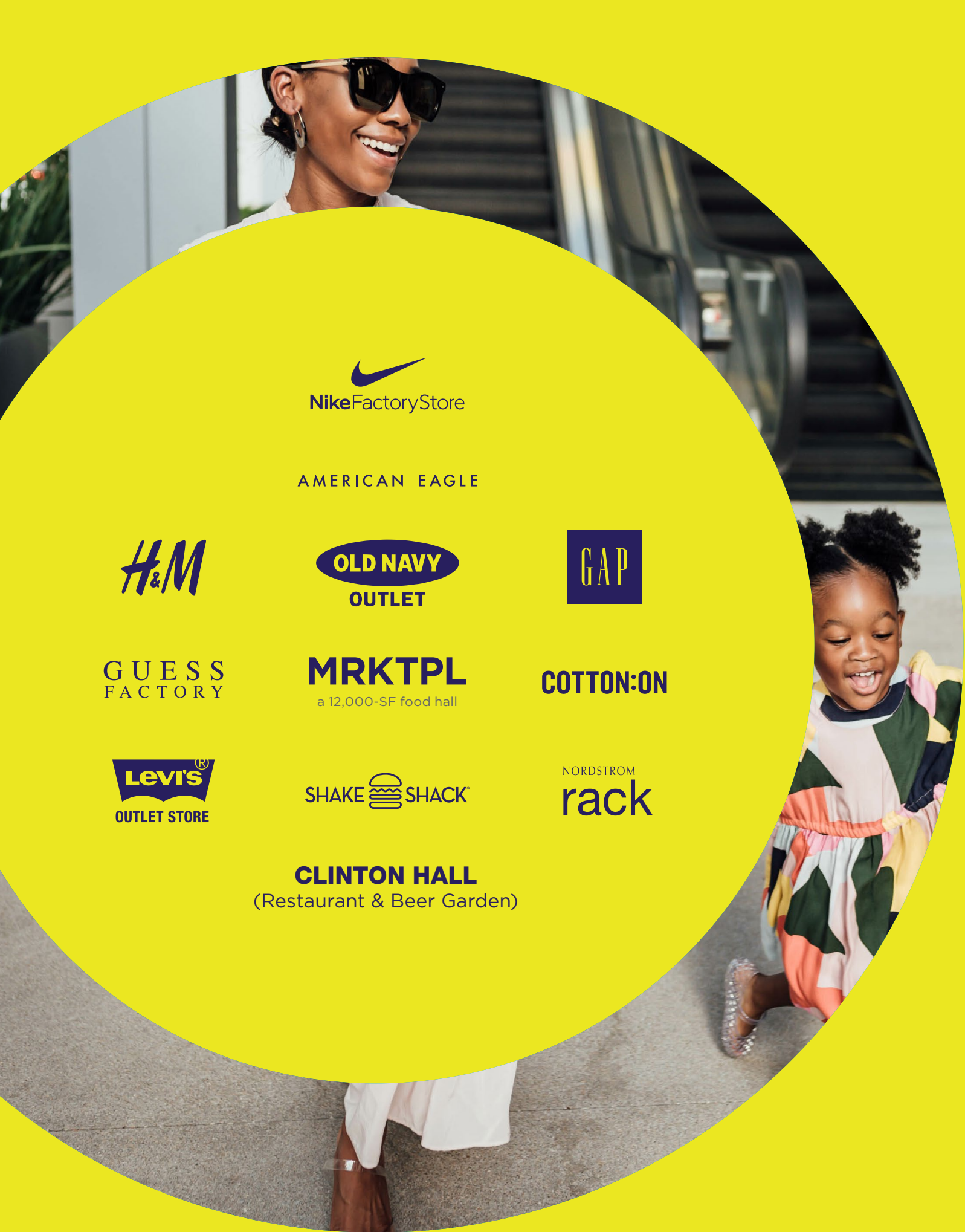
Staten Island Railroad  
Ferry Terminal is the origin station

## BY BOAT

Staten Island Ferry  
runs 24 hours a day, 7 days a week

Midtown Fast Ferry and Tour Boat Service  
30-minute express ferry from Midtown to Staten Island





  
NikeFactoryStore

AMERICAN EAGLE









  
a 12,000-SF food hall









**CLINTON HALL**  
(Restaurant & Beer Garden)

# TENANT MIX

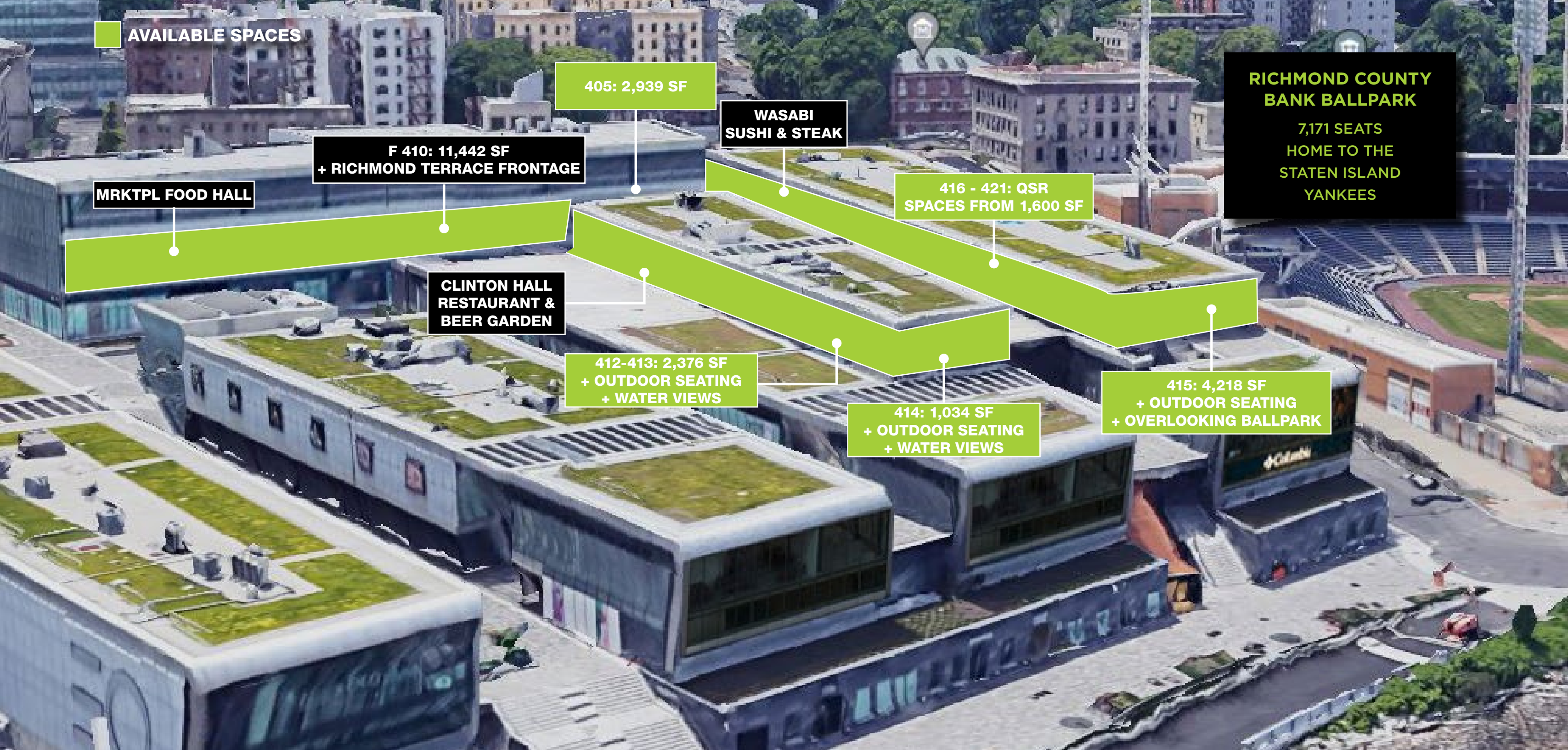
Empire Outlets is looking to add to an exciting mix of retail, dining and entertainment offerings to provide a unique outlet and lifestyle experience not found anywhere else in any of the five boroughs.

# AVAILABILITIES



# RESTAURANT LEVEL 4

Panoramic views of the Hudson River, NY Harbor, New York City Skyline and Richmond County Bank Ballpark featuring large outdoor seating areas. Units from 1,000 SF - 11,442 SF available.



**AVAILABLE SPACES**

**F 410: 11,442 SF  
+ RICHMOND TERRACE FRONTAGE**

**405: 2,939 SF**

**WASABI  
SUSHI & STEAK**

**416 - 421: QSR  
SPACES FROM 1,600 SF**

**RICHMOND COUNTY  
BANK BALLPARK**  
  
7,171 SEATS  
HOME TO THE  
STATEN ISLAND  
YANKEES

**MRKTPL FOOD HALL**

**CLINTON HALL  
RESTAURANT &  
BEER GARDEN**

**412-413: 2,376 SF  
+ OUTDOOR SEATING  
+ WATER VIEWS**

**414: 1,034 SF  
+ OUTDOOR SEATING  
+ WATER VIEWS**

**415: 4,218 SF  
+ OUTDOOR SEATING  
+ OVERLOOKING BALLPARK**

# LEASE PLANS

## RESTAURANT LEVEL 4



**A** 415: 4,218 SF + 1,804 SF OUTDOOR AREA  
OVERLOOKS BALLPARK



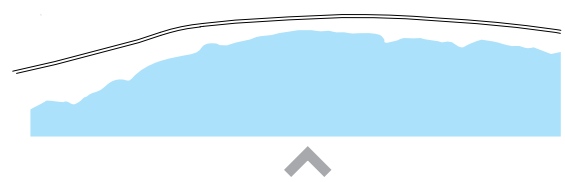
**B** 412-414: 3,412 SF + 1,200 SF OUTDOOR AREA



**C** 410: 11,442 SF  
ADDITIONAL FRONTAGE ON RICHMOND TERRACE



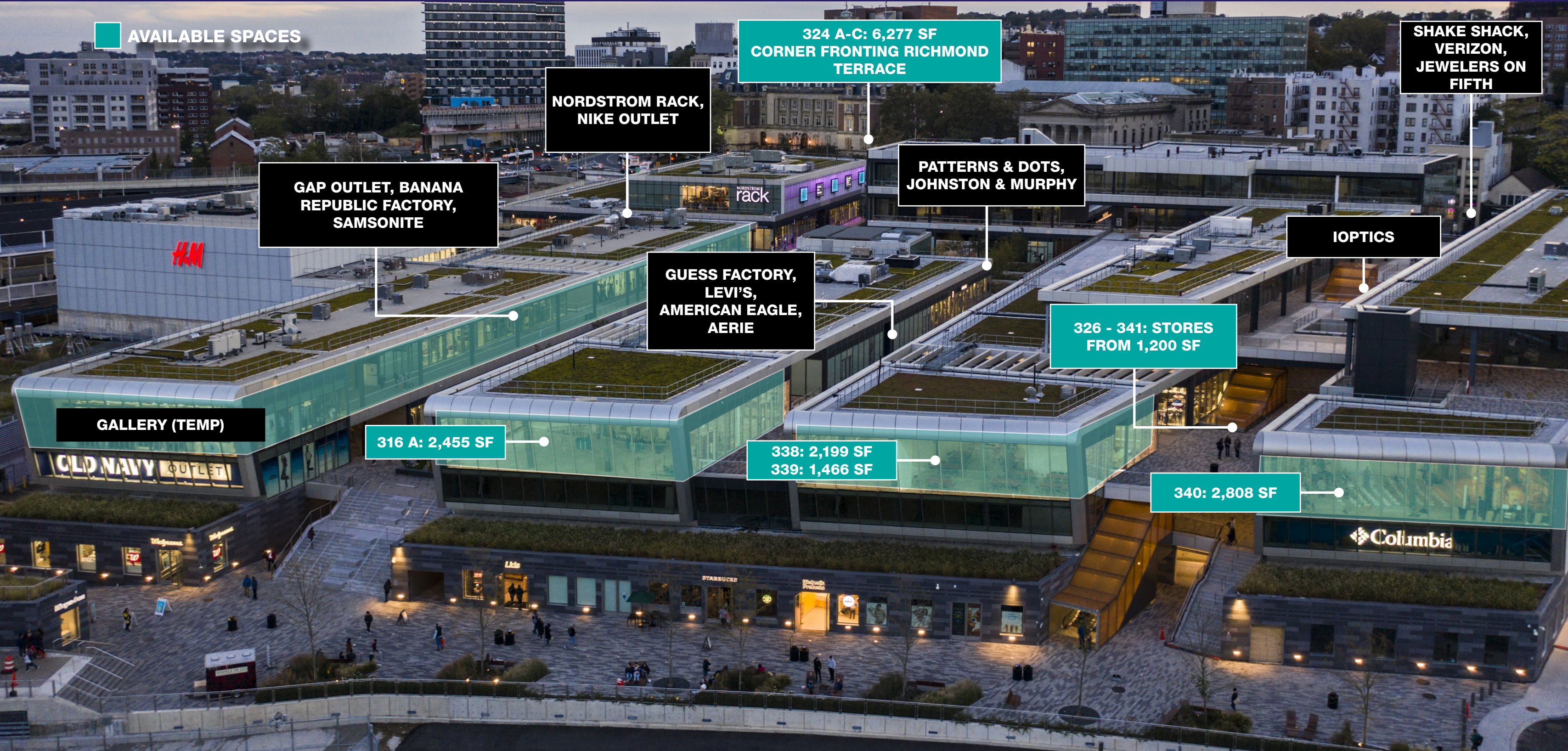
- AVAILABLE
- COMING SOON / LEASE OUT
- OPEN



NY HARBOR WATERFRONT  
VIEWS OF STATUE OF LIBERTY  
AND MANHATTAN SKYLINE

# RETAIL LEVEL 3

Street level storefronts with access from Richmond Terrace. Join Aerie, Nordstrom Rack, Shake Shack, Guess Factory Store, Nike Outlet, H&M, Gap Outlet, Banana Republic Factory Store, Levi's and more



AVAILABLE SPACES

324 A-C: 6,277 SF  
CORNER FRONTING RICHMOND  
TERRACE

SHAKE SHACK,  
VERIZON,  
JEWELERS ON  
FIFTH

NORDSTROM RACK,  
NIKE OUTLET

PATTERNS & DOTS,  
JOHNSTON & MURPHY

GAP OUTLET, BANANA  
REPUBLIC FACTORY,  
SAMSONITE

GUESS FACTORY,  
LEVI'S,  
AMERICAN EAGLE,  
AERIE

IOPTICS

326 - 341: STORES  
FROM 1,200 SF

GALLERY (TEMP)

316 A: 2,455 SF

338: 2,199 SF  
339: 1,466 SF

340: 2,808 SF

OLD NAVY OUTLET

Columbia

# LEASE PLANS

## RETAIL LEVEL 3



SHAKE SHACK

verizon

JEWELERS ON FIFTH

IOPTICS



# RETAIL LEVEL 2

Join Old Navy Outlet, Cotton:On, Columbia Sportswear and Vanity House Designs. Direct access to parking lot and fantastic signage visible from the water.



**AVAILABLE SPACES**

201 A-B: 934 - 9,769 SF

COTTON:ON,  
VANITY HOUSE

OLD NAVY OUTLET

206: 1,999 SF +  
WATERFRONT SIGNAGE

TENANT SIGNAGE

206 A-208: 5,586 SF +  
WATERFRONT SIGNAGE

TENANT SIGNAGE

COLUMBIA SPORTSWEAR

Columbia

# LEASE PLANS

RETAIL LEVEL 2



# PROMENADE LEVEL 1

Direct access off the ferry with a mix of quick service food and convenience. Join Walgreens, Bake Culture, Wetzels Pretzels, Starbucks, Lids and Haagan-Dazs.

AVAILABLE SPACES



WALGREENS

HAAGAN-DAZS, LIDS

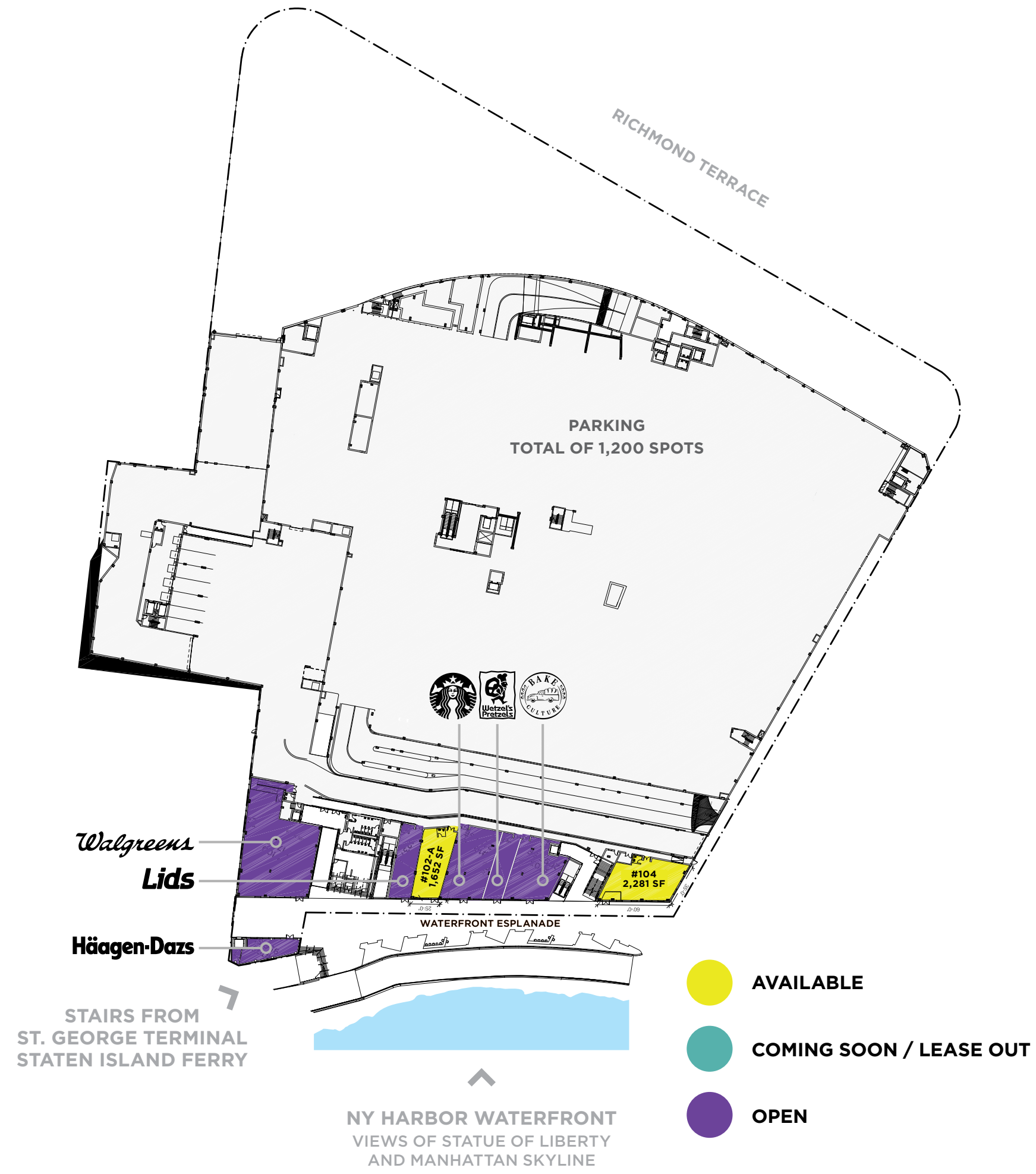
STARBUCKS, BAKE CULTURE,  
WETZELS PRETZELS

104: 2,284 SF

102 A: 1,602 SF

# LEASE PLANS

## PROMENADE LEVEL 1



# ENTERTAINMENT LEVEL 5

22,315 SF with a street-level entrance from Richmond Terrace.

 AVAILABLE SPACES

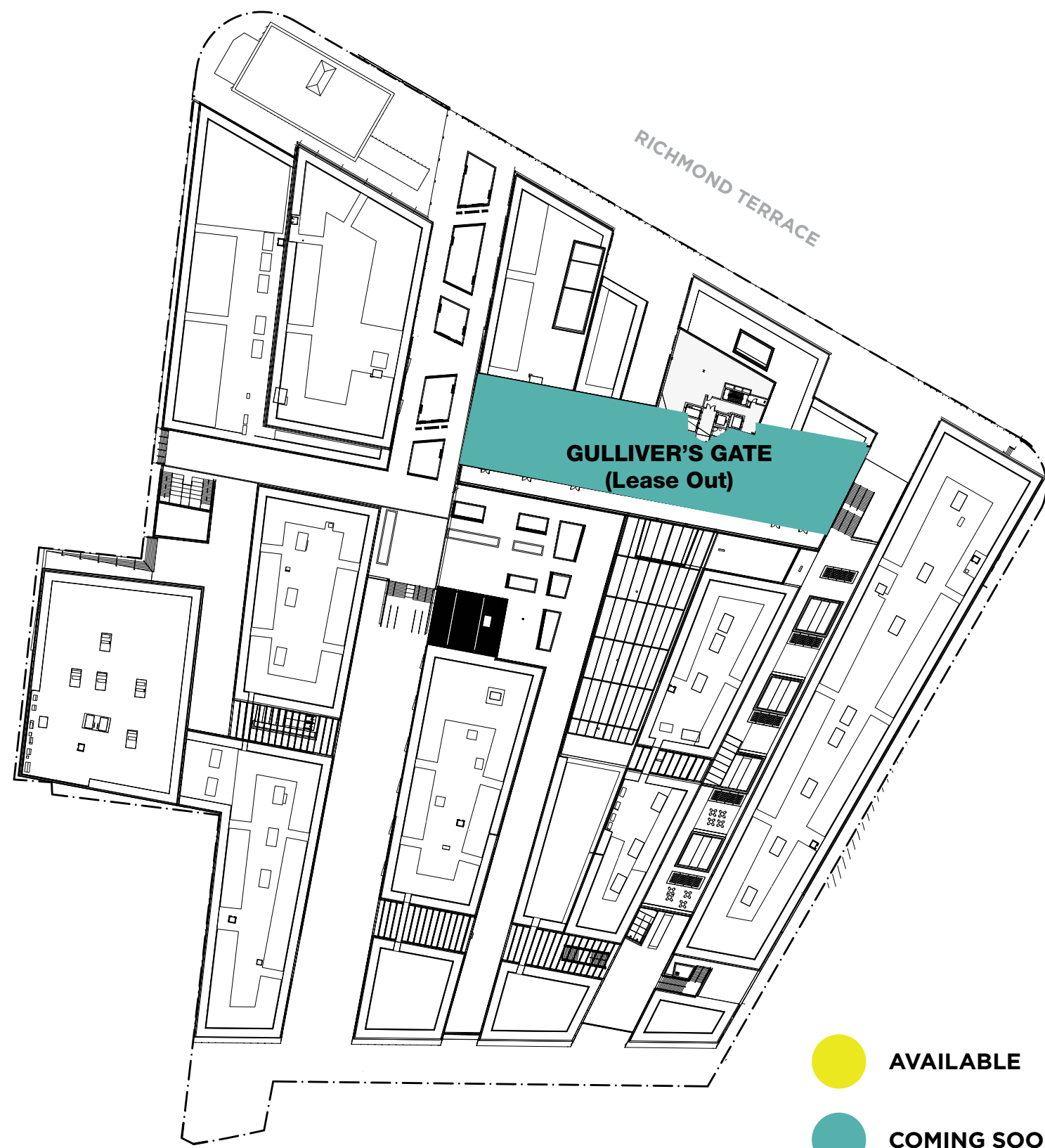
**F589: 22,315 SF + 2,404 SF STREET-LEVEL  
ENTRANCE FROM RICHMOND TERRACE**




**GULLIVER'S GATE (Lease Out)**

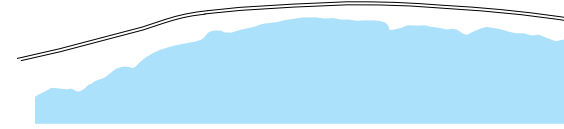


# LEASE PLANS

ENTERTAINMENT  
LEVEL 5



-  AVAILABLE
-  COMING SOON / LEASE OUT
-  OPEN



NY HARBOR WATERFRONT  
VIEWS OF STATUE OF LIBERTY  
AND MANHATTAN SKYLINE

# RECENT OPENINGS

## **PATTERNS & DOTS**

### **Retail Level 3**

Discount apparel retailer offering a collection of 25 brands from casual to career offered at 50-75% off.



## **WASABI SUSHI & STEAK**

### **Restaurant Level 4**

Wasabi Sushi & Steak is the premier dining location for Japanese cuisines.



## **BAKE CULTURE**

### **Promenade Level 1**

Taiwanese bakery featuring outstanding quality pastries and breads. Founded in Taiwan by three superstar celebrities, Chun Wu, Vanness Wu, and Calvin Chen.



# RECENT OPENINGS

## CLINTON HALL

### Restaurant Level 4

600 seat outdoor beer garden and restaurant.



## MRKTPL FOOD HALL (opening soon!)

### Restaurant Level 4

Creative team behind Gansevoort Market opening Staten Island's first artisanal food hall featuring established and emerging brands. Slated to open October 2021.





# THE GROWING WATERFRONT OF STATEN ISLAND

Staten Island is beaming with energy — the St. George neighborhood is in the midst of a \$1.6 billion redevelopment that is dramatically transforming this waterfront neighborhood with cultural, entertainment, office, hotels and so much more!

## LIGHTHOUSE POINT

REGUS STATEN ISLAND  
65,000 OF NEW OFFICE  
160 ROOM STARWOOD HOTELS & RESORTS  
13 STORY RESIDENTIAL DEVELOPMENT

NATIONAL  
LIGHTHOUSE MUSEUM  
REDEVELOPMENT

ST GEORGE  
FERRY TERMINAL  
70,000 PASSENGERS  
EACH DAY

EMPIRE  
OUTLETS

RICHMOND COUNTY  
BANK BALLPARK  
7,171 SEATS  
HOME TO THE  
STATEN ISLAND  
YANKEES

SNUG HARBOR  
CULTURAL CENTER &  
BOTANICAL GARDEN  
AND THE  
STATEN ISLAND  
CHILDREN'S MUSEUM

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**NEWMARK**

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