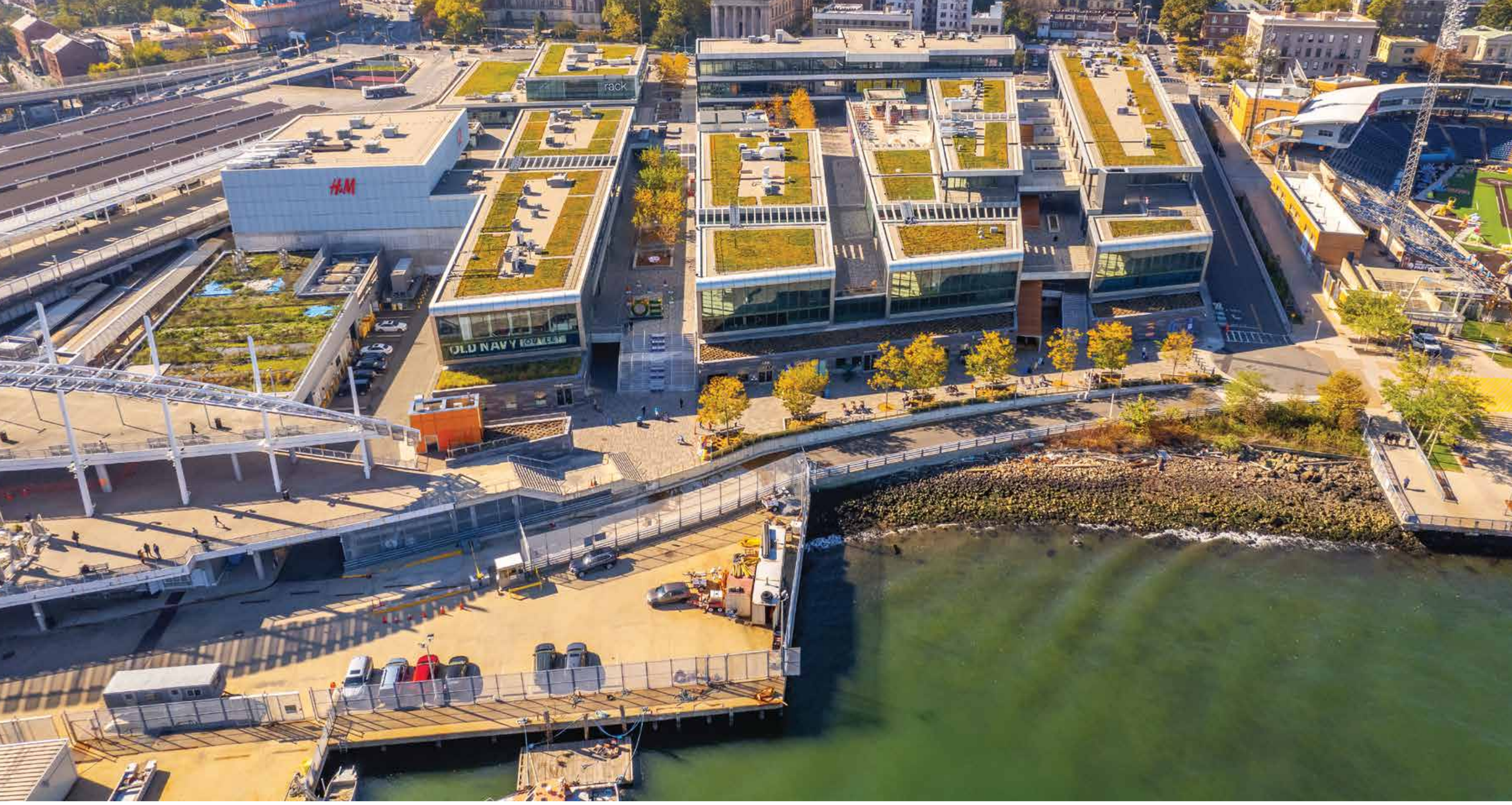
EMPIRE
OUTLETS

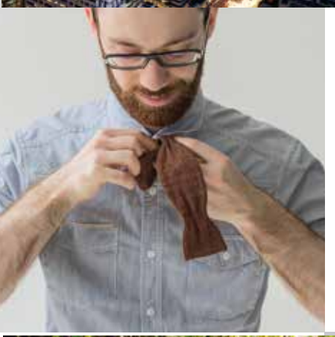


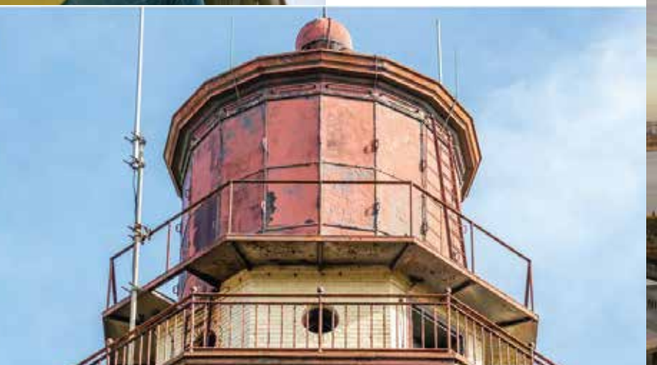
NEW YORK'S PREMIER OUTDOOR SHOPPING AND WATERFRONT DINING DESTINATION

The Property

With over **340,000 SF** of retail space and **40,000 SF** in waterfront dining, Empire Outlets provides scenic views of the breathtaking Manhattan skyline and features **four acres** of live, green rooftops located throughout the property.

Empire Outlets is just steps from the St. George Staten Island Ferry terminal which offers a **20-minute** ride to New York with more than **25 million traveling this ferry each year**. It is also the **#3** tourist attraction in New York City. With a tourism base in New York City of **66.6 million** visitors each year, Empire Outlets is a destination for these travelers.

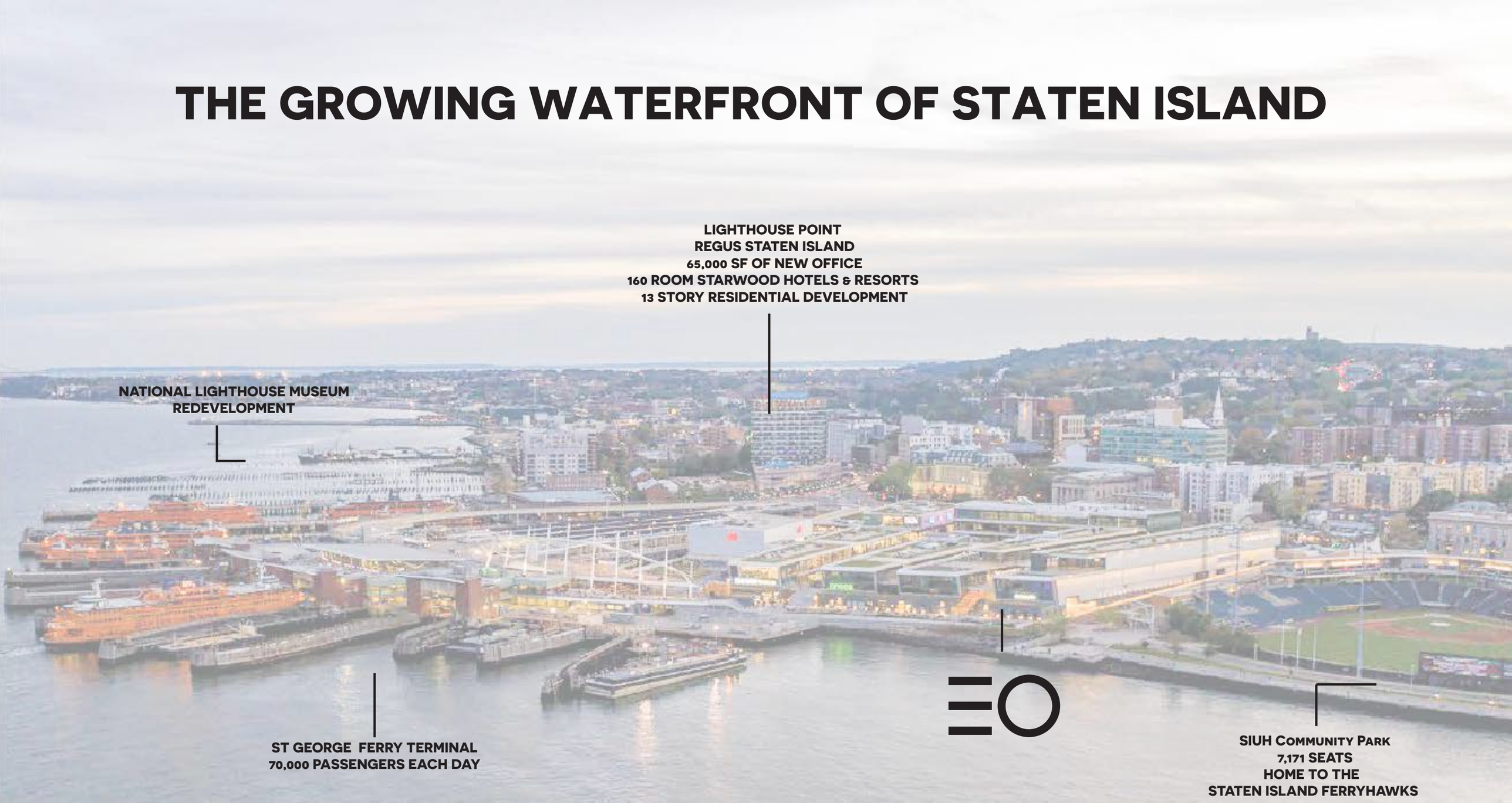




EO

EO is perfectly positioned on the Staten Island waterfront next to the SIUH Community Park, home to the American professional baseball team, The Staten Island FerryHawks. The National Lighthouse Museum is just minutes from EO as well as the Snug Harbor Cultural Center & Botanical Garden and Staten Island Children's Museum.

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!

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

THE STATEN ISLAND FERRY IS THE
THIRD LARGEST
TOURIST ATTRACTION IN NEW YORK CITY

70K DAILY RIDERS

Getting There

Car

1,200 parking spaces at Empire Outlets

Bus

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

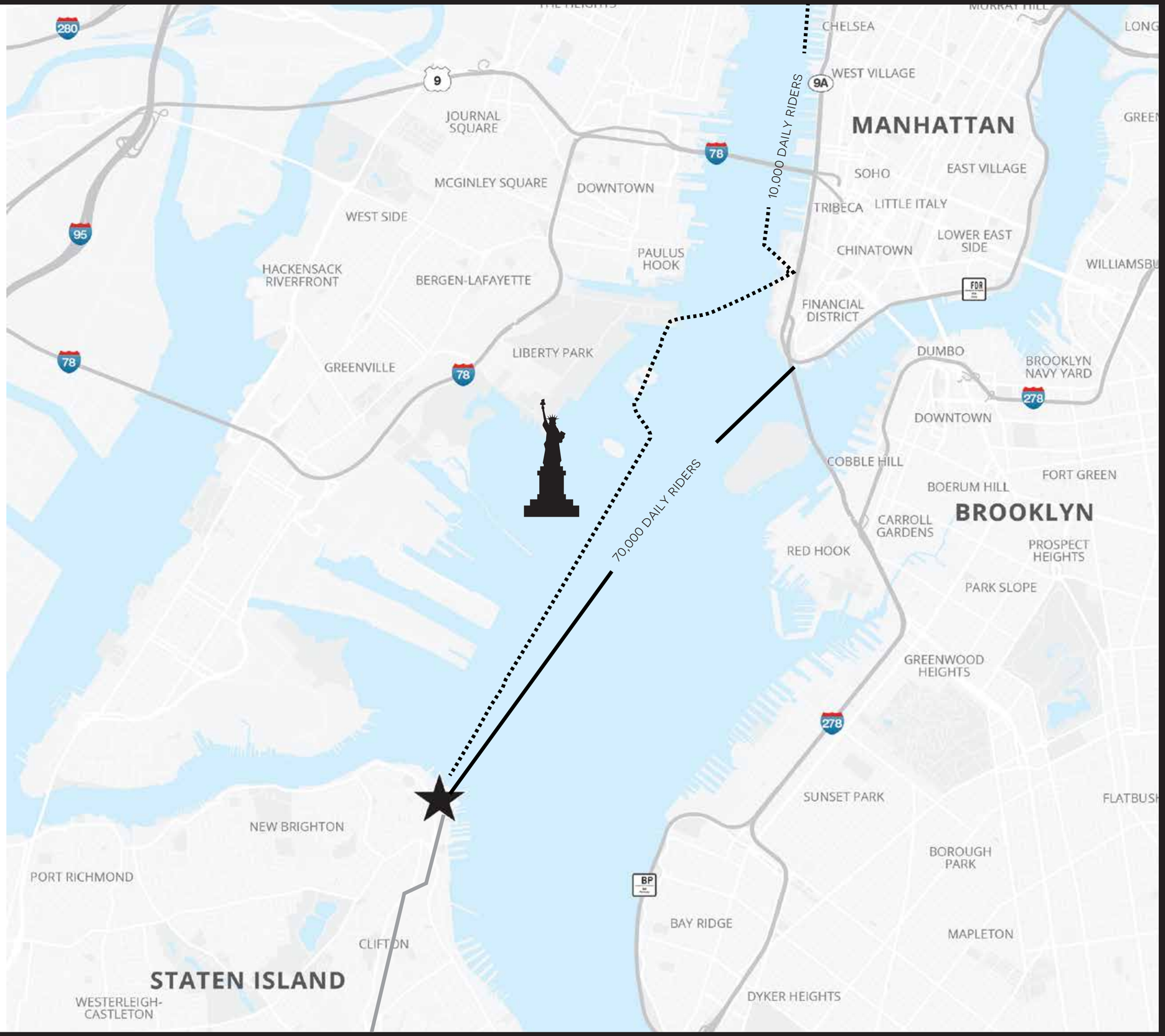
Train

Staten Island Railroad Ferry terminal is origin station

Boat

Staten Island Ferry runs 24/7

Midtown Fast Ferry 35 minute express ferry from Midtown to Staten Island



The Market

1.7 Million
Trade Area Population

1.5 Million
Visitors

95 Minutes
Avg. Dwell Time

$119,017
Avg. HH Income

39 Percent
College Degree+

Source: Placer.ai and Pinpoint, 2025

Largest Companies in Staten Island

Eden II Programs
SERVICE • SCIENCE • PASSION

Wagner College 1883 NYC Staten Island, NY

College of Staten Island
The City University of New York

Centers Plan for Healthy Living

DR DUANE reade

DAYTOP NEW JERSEY
POSITIVE INFLUENCES • POSITIVE OUTCOMES

Global Container Terminals

Metro One Loss Prevention Services Group

CSI CUNY

Staten Island University Hospital
Northwell Health

Key Retailers

Banana Republic

Charlotte Russe

Guess

H&M

Haagen-Dazs

Levi's Outlet

Nike Factory Store

Old Navy

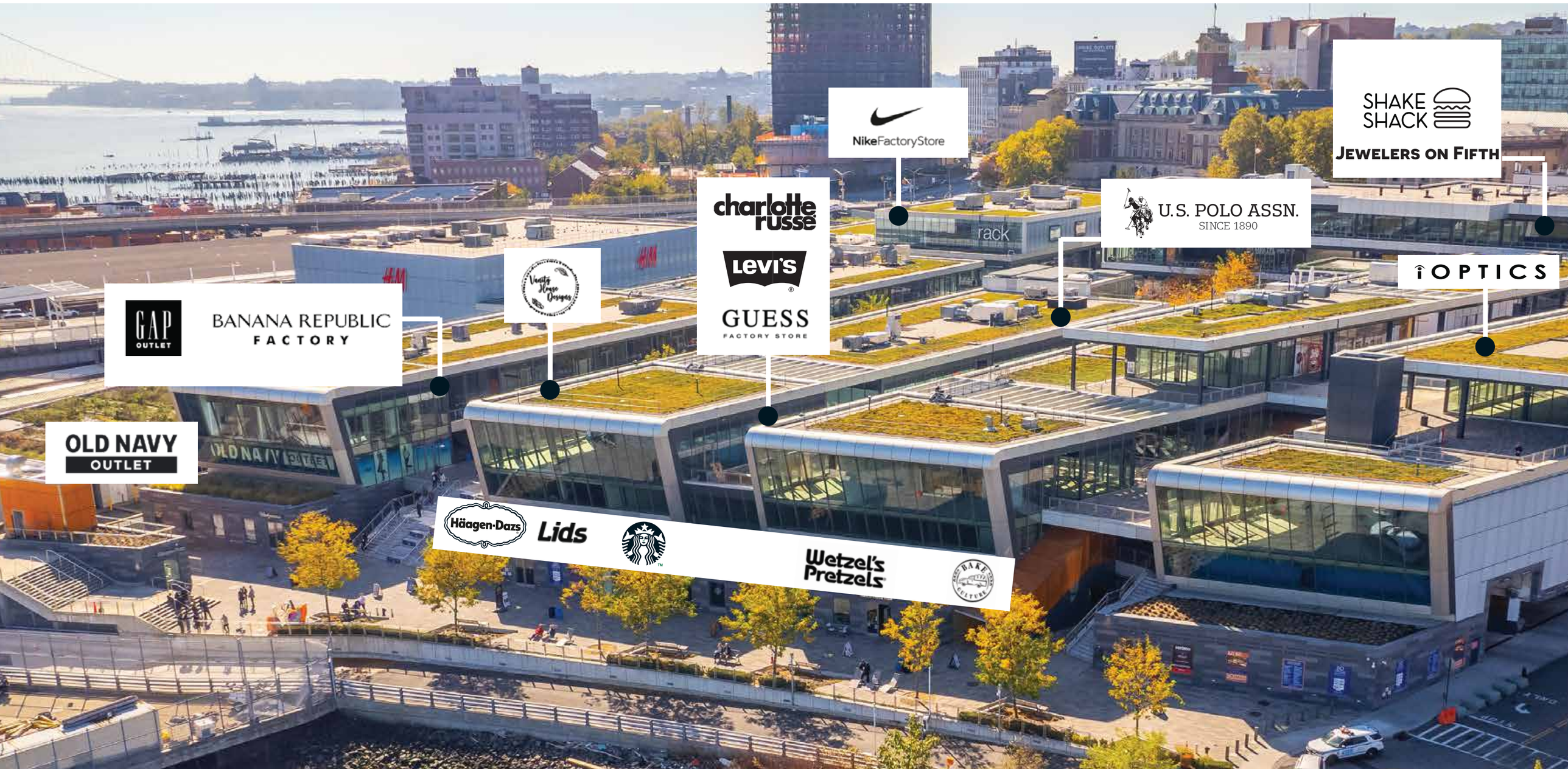
Sakura Sushi & Seafood

Shake Shack

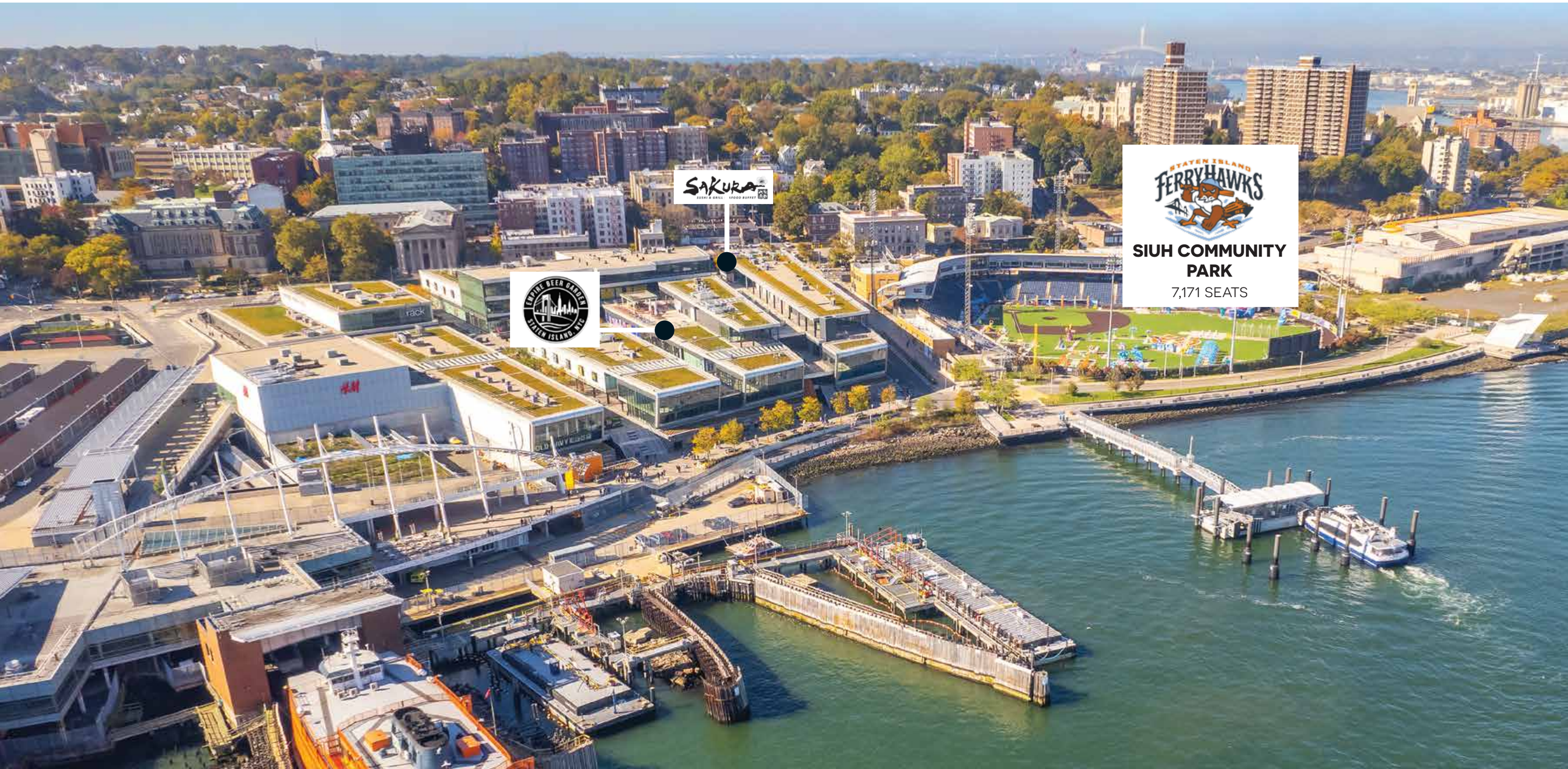
Starbucks

U.S. Polo Assn.

Promenade + Retail Levels Two and Three



Restaurant + Entertainment Levels Four and Five



aerie
Levi's
LEVI'S
LEVI'S
GUESS

Staten Island Ferry

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