

57 N MIDDLETOWN RD

NANUET, NY 10954

OFFICE FOR LEASE



Property Description

57 North Middletown Road, Nanuet, NY 10954, is a beautifully designed and fully furnished contemporary medical professional office building. The property is prominently situated on North Middletown Road, just north of the intersection of Middletown Road and Route 59, placing it at the heart of Rockland County's busiest commercial district. Originally constructed as a professional office building for a dermatology group, this property offers a total of 3,264 square feet of office space distributed over two floors. It features 40 parking spaces available for tenants and visitors. The offices are fully furnished and built out, featuring file storage cabinets, Six examination and consultation rooms equipped with examination tables, terminal screens, existing phone systems, desks, and chairs; laboratory; Fully furnished kitchen; full basement and third floor storage. This setup provides a turnkey solution for medical professionals or spas seeking a ready-to-use facility. Strategically located near the heart of Nanuet, the property provides convenient access to the Palisades Parkway and the New York State Thruway. It is also just minutes away from Rockland County's two major medical centers: Montefiore-Nyack and Good Samaritan Hospital. \$9,500/month (\$23.00 sq ft base rent, CAM \$7.96/sq ft)

Offering Summary

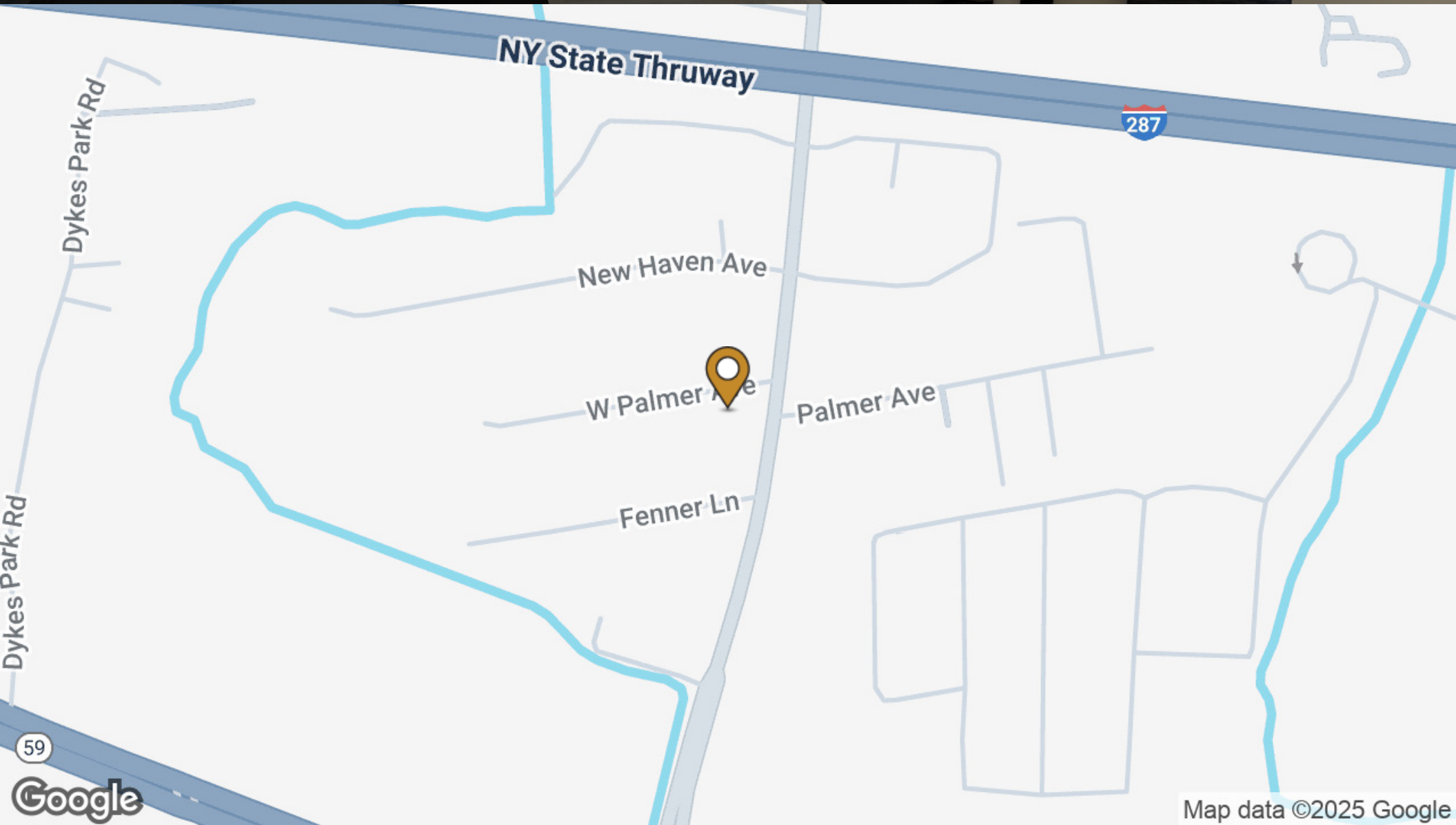
Lease Rate:	\$9,500.00 per month (NNN)
Available SF:	3,264 SF
Lot Size:	36,841 SF
Building Size:	3,264 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	233	689	3,630
Total Population	596	1,770	9,962
Average HH Income	\$119,497	\$123,685	\$150,667

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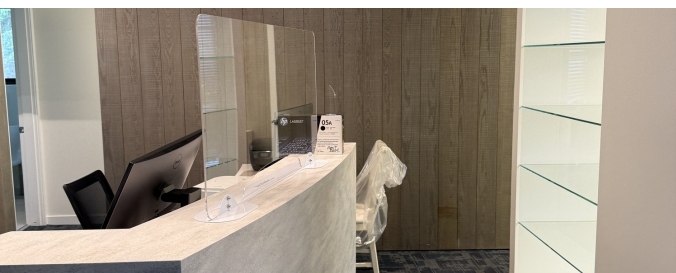
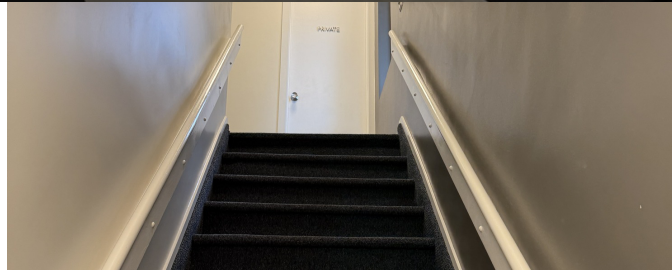
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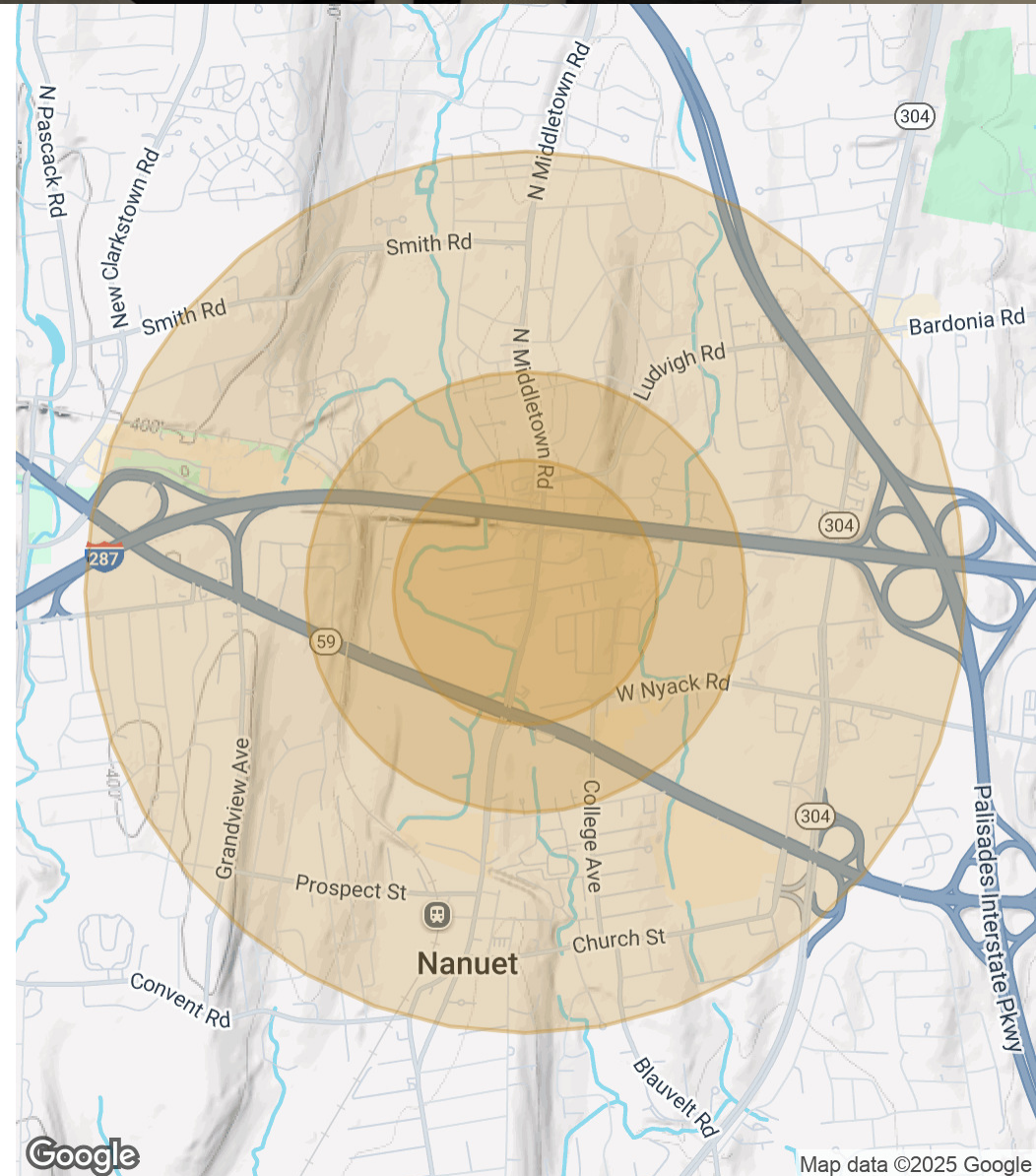
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	596	1,770	9,962
Average Age	43	44	44
Average Age (Male)	41	42	42
Average Age (Female)	45	46	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	233	689	3,630
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$119,497	\$123,685	\$150,667
Average House Value	\$460,695	\$496,055	\$521,490

Demographics data derived from AlphaMap



Map data ©2025 Google