

NYACK KNOLLS

37 ROUTE 59 EAST, NYACK, NY 10960



OFFERING SUMMARY

Sale Price: \$1,150,000

Cap Rate: 8.5%

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Neighborhood Center For Sale/Ground Lease

PROPERTY HIGHLIGHTS

- Premium Retail Location - Available Immediately
- Heavy Multi-Family Residential Area Footprint
- Densely Populated Market
- Busy State Route
- Near by Attractions: Nyack Hospital and Downtown Nyack
- Convenient Access: NY Thruway and Mario Cuomo Bridge
- 25,400 Vehicles Per Day

FOR MORE INFORMATION CONTACT:

SCOTT MILICH

201.703.9700 x139

smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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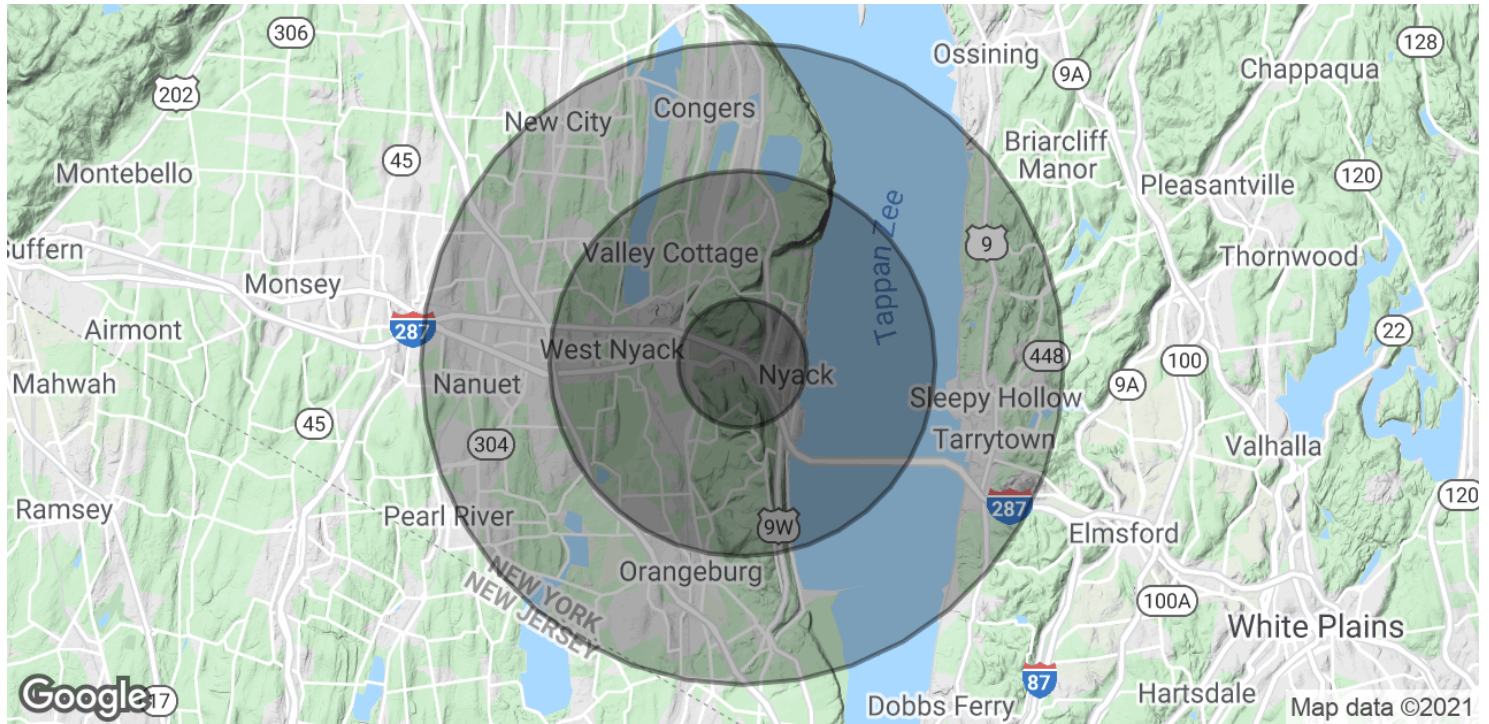
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,177	44,432	117,446
Average age	36.8	39.1	40.6
Average age (Male)	36.5	37.6	39.3
Average age (Female)	37.8	40.7	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,515	15,468	41,045
# of persons per HH	2.5	2.9	2.9
Average HH income	\$89,955	\$105,810	\$114,675
Average house value	\$713,262	\$608,662	\$592,720

* Demographic data derived from 2010 US Census

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