

215 MAIN STREET

NANUET, NY 10544

RETAIL PROPERTY FOR LEASE



Property Description

Turnkey restaurant opportunity in the heart of Nanuet's busy Main Street corridor. Formerly operated as a Chinese restaurant, this 1,060 SF space is fully equipped and ready for immediate use. The kitchen includes a 23-foot hood (inspected September 2025), a walk-in cooler (inspected September 2025), multiple prep areas, and woks—offering a solid foundation for a wide range of food concepts.

Located in a high-traffic area surrounded by established retail, dining, and residential communities, this property benefits from excellent visibility and convenient on-site parking—an increasingly rare advantage along Main Street. Offered at \$4,500 per month gross plus utilities, this space presents a strong value for an operator seeking a ready-to-go restaurant location in Rockland County's core commercial hub.

Property Highlights

Offering Summary

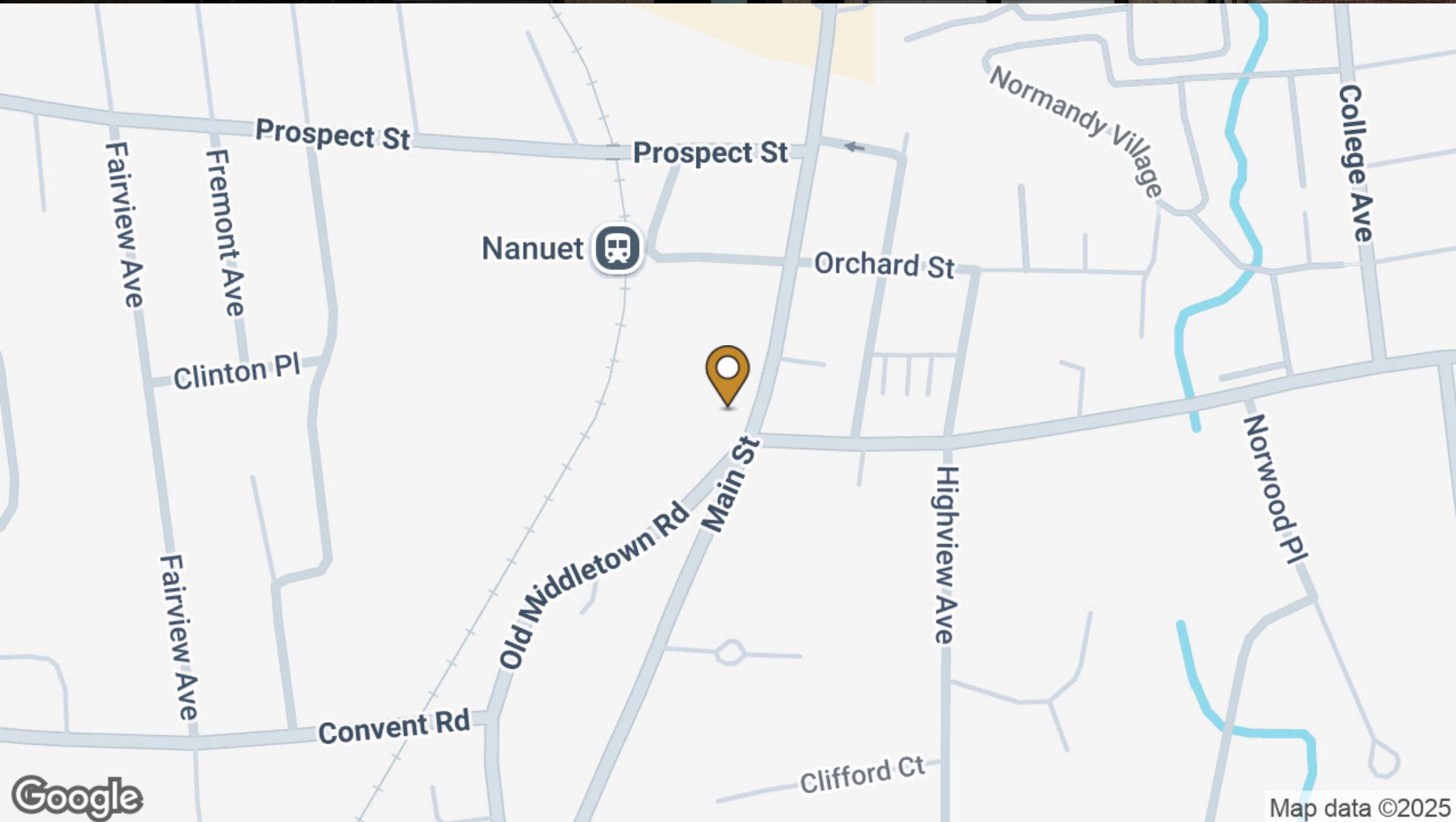
Lease Rate:	\$4,500.00 per month (Gross)
Available SF:	1,060 SF
Building Size:	13,376 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	408	1,197	2,967
Total Population	1,022	3,208	8,328
Average HH Income	\$143,665	\$156,895	\$162,777

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,022	3,208	8,328
Average Age	45	44	43
Average Age (Male)	43	42	41
Average Age (Female)	47	46	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	408	1,197	2,967
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$143,665	\$156,895	\$162,777
Average House Value	\$507,077	\$542,263	\$560,807

Demographics data derived from AlphaMap

