

55 OLD TURNPIKE ROAD

NANUET, NY 10954

OFFICE FOR SALE



Property Description

55 Old Nyack Turnpike, Unit 107 in Nanuet is a prime ground-floor office condo available in the highly regarded Towne House Office Park. This approximately 1,000 SF office suite offers convenient first-floor access and an exceptional location for businesses seeking visibility, accessibility, and connectivity.

Positioned just moments from the entrance to the New York State Thruway, the property also enjoys extremely close proximity to Route 59 and Exit 14 of the Palisades Parkway, making it an ideal location for commuters, clients, and staff alike. Its strategic placement within one of the area's established office parks provides a professional setting with outstanding regional access throughout Rockland County and beyond.

This is an excellent opportunity for a wide range of professional office users looking for a well-located office condo in a strong business corridor.

Offering Summary

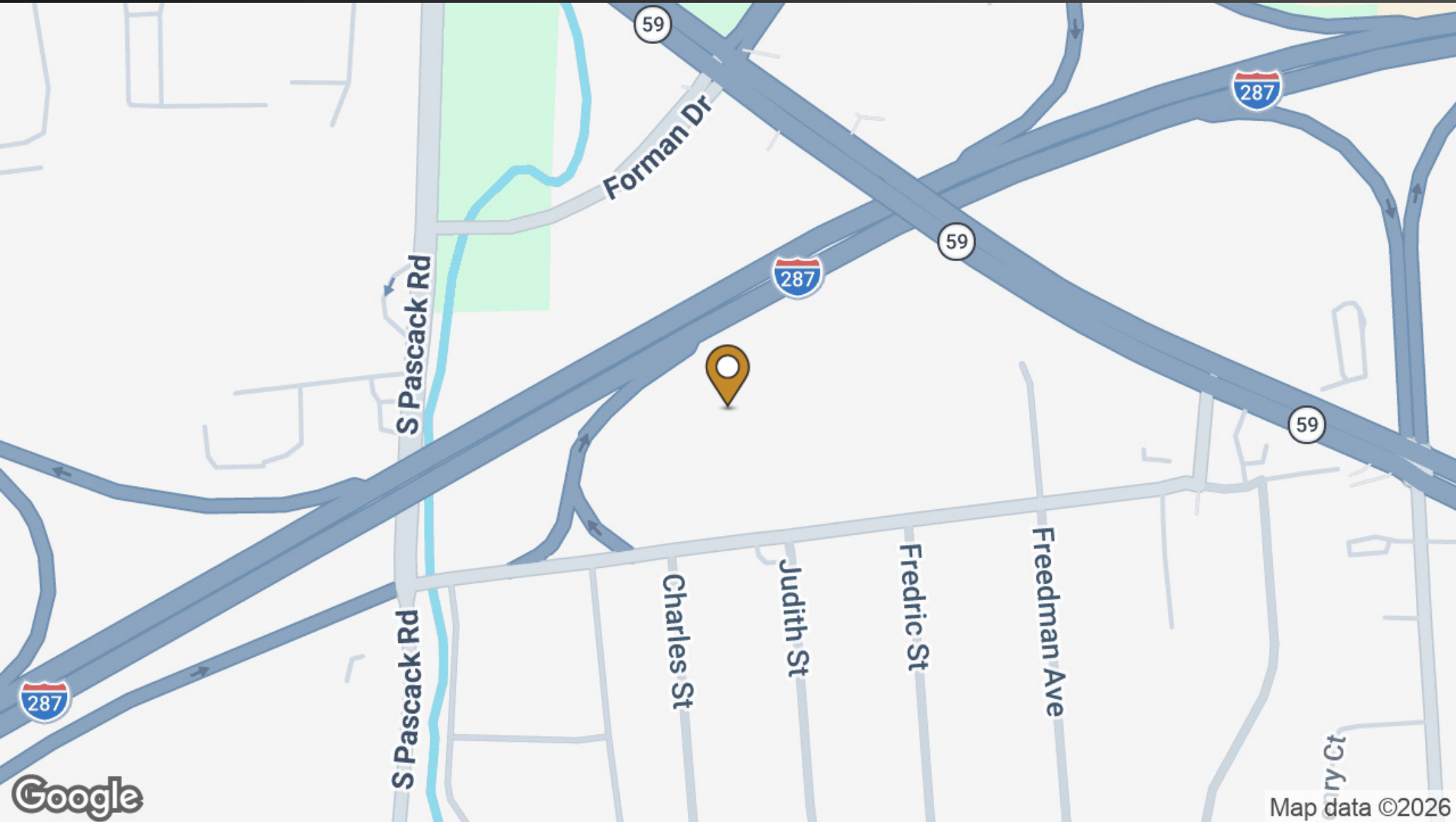
Sale Price:	\$360,000
Available SF:	1,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	157	963	4,337
Total Population	476	2,909	14,357
Average HH Income	\$172,550	\$143,700	\$134,361

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	476	2,909	14,357
Average Age	41	40	38
Average Age (Male)	40	38	37
Average Age (Female)	43	42	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	157	963	4,337
# of Persons per HH	3	3	3.3
Average HH Income	\$172,550	\$143,700	\$134,361
Average House Value	\$562,092	\$511,137	\$507,832

2020 American Community Survey (ACS)

