

FOR LEASE | Retail

STATELINE II - 38 - 42 ROUTE 303, Tappan, NY 10983



AVAILABLE: 38 - 42 Rt 303 - 2,550 SF

PRICE: \$18 / SF NNN

NNN EXPENSES: Taxes \$5.34 CAM \$6.26

LOT SIZE: .72 AC

PARKING: Attached, Lot Parking

BUILDING SIZE: 9,470 SF

BUILDING TYPE: Shopping Center / Strip Center

UTILITIES AVAILABLE: Heating, Cooling, Lighting

HEATING ZONES: 1 / Forced Air

A/C: Central

ELECTRIC: Single Phase

CEILING HEIGHT: 10'

ZONING: CS - Central Shopping

TRAFFIC COUNT: 22,649

NEIGHBORING TENANTS: Nail Salon, Hair Salon, Foot Spa, Italian Restaurant, Laundromat

MISCELLANEOUS: End Cap,
Landlord Will deliver Vanilla Box

End cap right on Route 303 in the heart of the Tappan Shopping District, average weekday traffic count: 22,649. Space is offered \$18 / SF NNN, taxes \$5.34 / SF and CAM \$6.26 / SF.

Previously occupied for many years by a Dry Cleaner (the Owner is not looking to have another one). Landlord will deliver a vanilla box, and will also consider subdividing the existing 2,550 SF. Neighboring tenants within the strip include: nail salon, hair salon, foot spa, Italian restaurant and laundromat. Across the street from Retro Fitness, Walgreens and Wendy's.

Now is the time to secure your spot along side these established businesses.

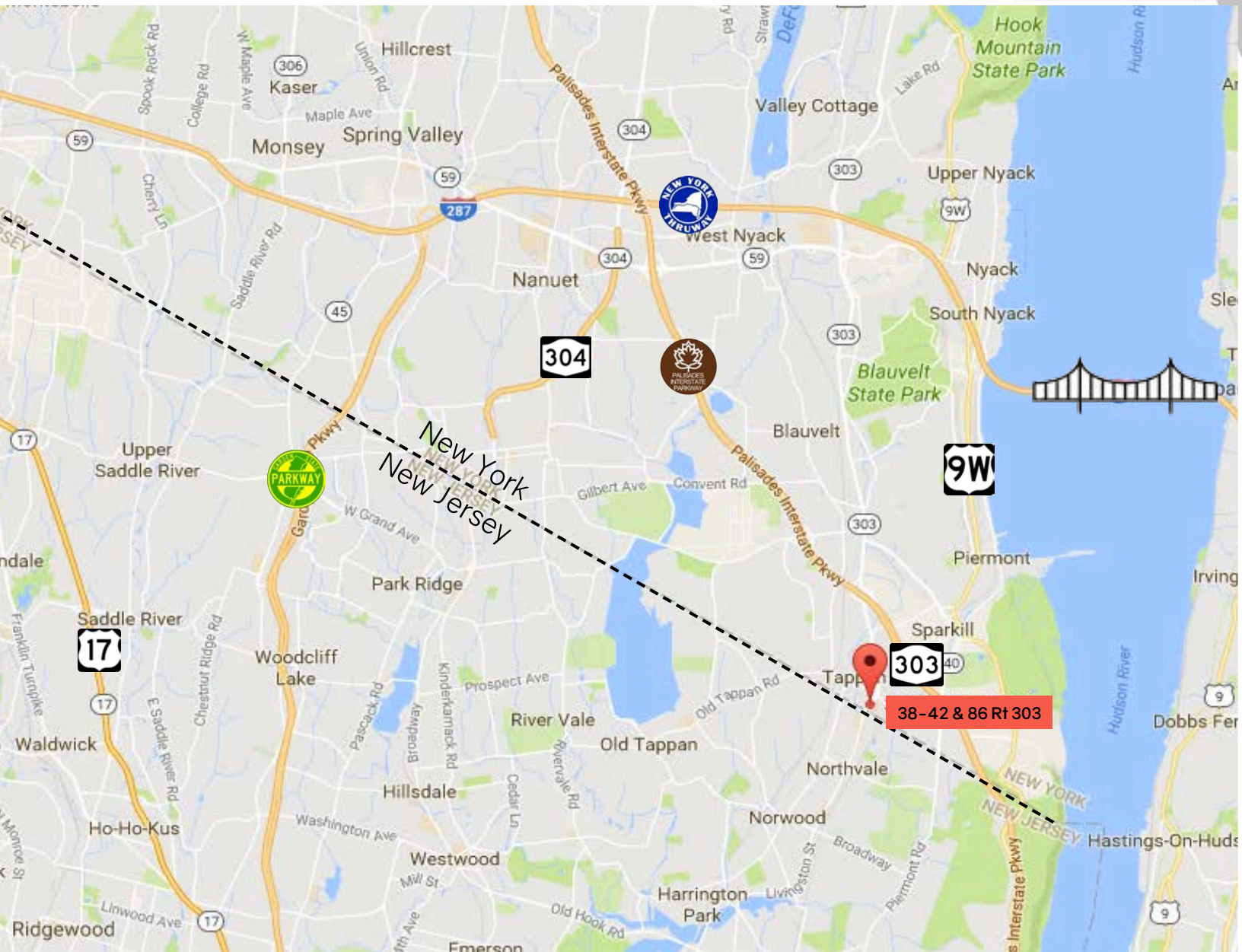
JON PAUL MOLFETTA
Licensed RE Assoc. Broker - NY / NJ
845.461.1843 c | 201.560.7768 c
jonpaul@themolfettateam.com
www.themolfettateam.com



KELLER WILLIAMS Valley Realty
123 Tice Boulevard, Ste 100,
Woodcliff Lake, NJ 07677
201.391.2500 nj office | 845.580.4001 ny office
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HOUSEHOLDS & INCOME

	1Mile	3Miles	5Miles
TOTAL HOUSEHOLDS:	1,980	13,731	39,886
AVERAGE HH INCOME:	\$112,922	\$131,183	\$141,355
AVERAGE HOUSE VALUE:	\$588,578	\$662,300	\$646,667
TOTAL POPULATION:	6,106	41,502	119,432
MEDIAN AGE:	42.0	43.8	42.3

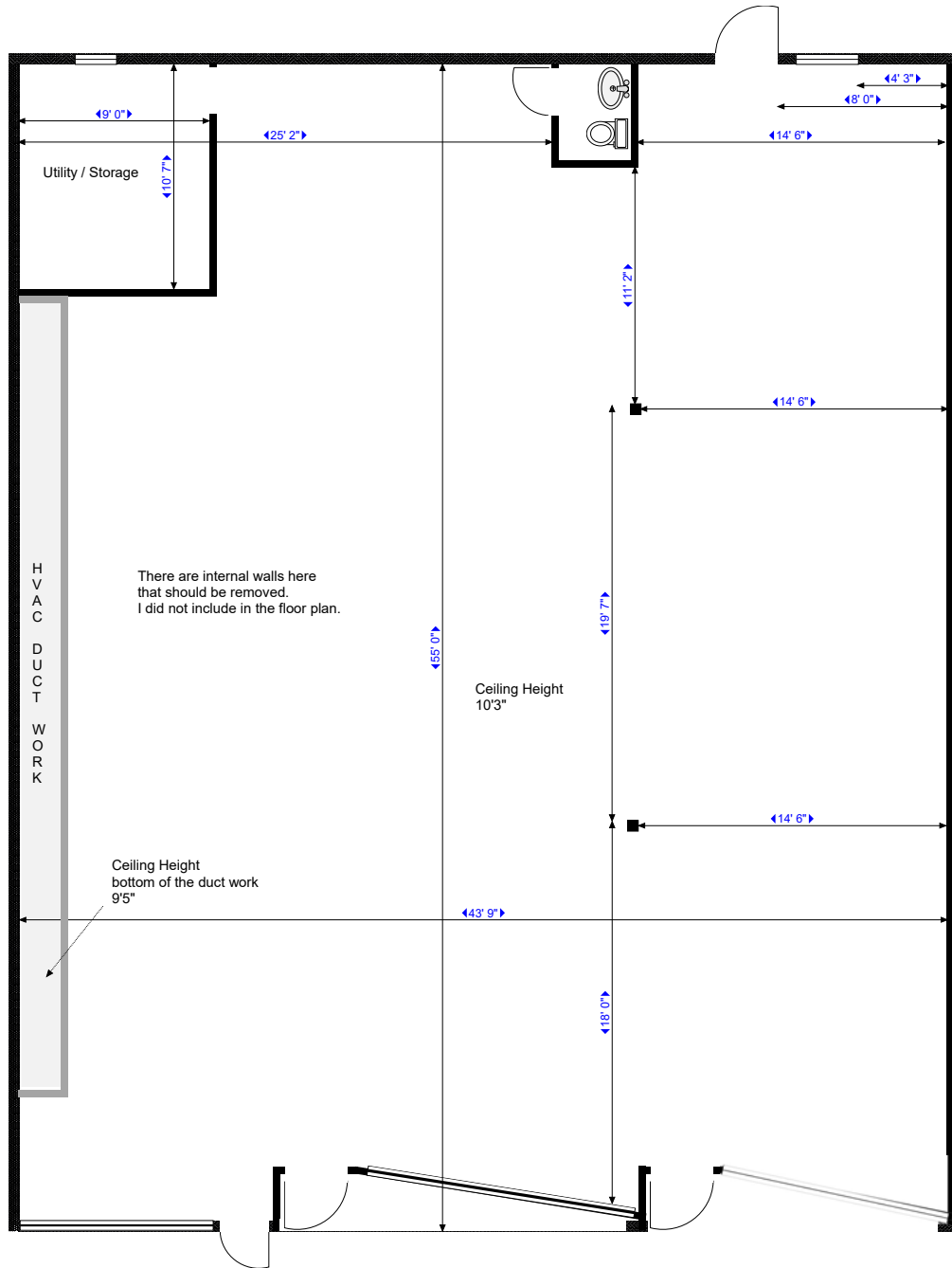
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