

NANUET, NY

400-460 MARKET STREET, NANUET, NY 10954



OFFERING SUMMARY

Available SF: 4,744 SF

Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Community Center In-Line Unit Available

PROPERTY HIGHLIGHTS

- Available Immediately
- Up to 4,744 SF (Divisible)
- Excellent Retail Area
- Great for Retail or Medical
- Densely Populated Suburb
- Easy Access & Visibility
- 375 Parking Spaces
- Adjacent Anchored by Stop & Shop (1000' Away)
- Nearby to the NJ Public Pascack Valley Line and Simon Properties New Lifestyle Center
- Convenient Access to Route 59, Palisades Parkway & the NYS Thruway
- 13,200+ 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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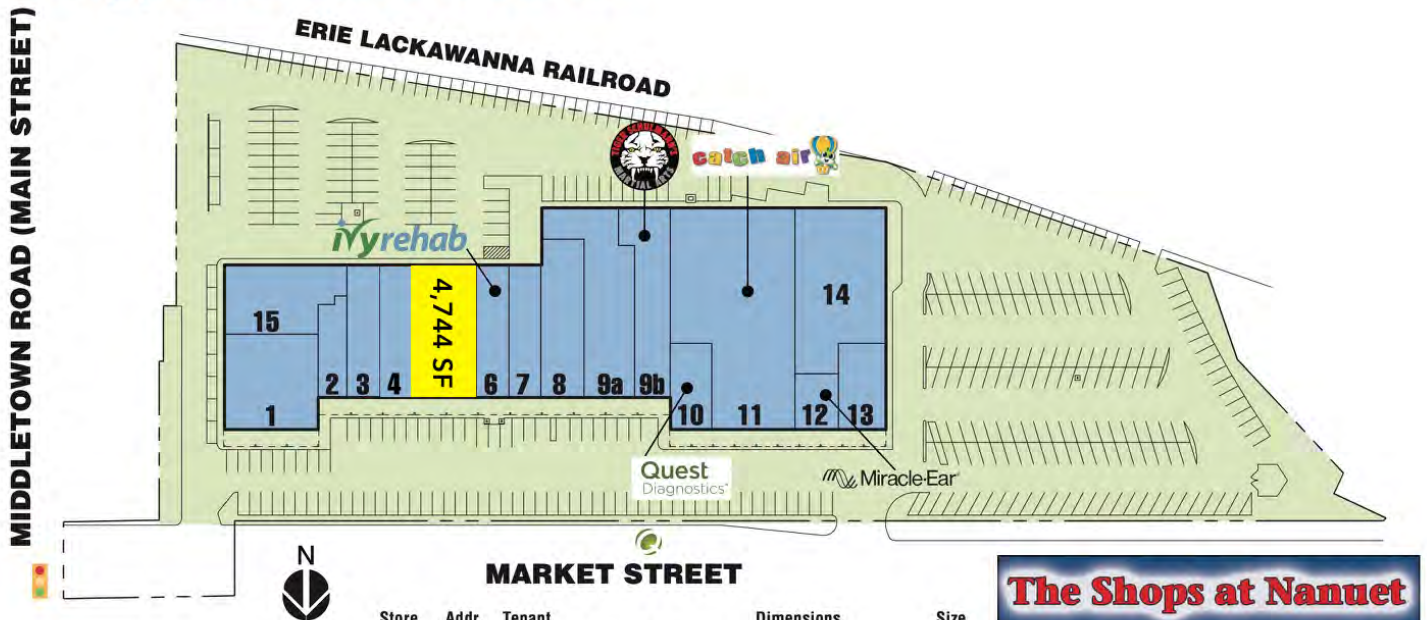


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Shoppes at Market Street



Store	Addr.	Tenant	Dimensions	Size
1.	400	Diamond Jim's Billiards & Pub	(75'-0" x 75'-9")	5,505 sf
2.	402	Asian Fusion	(24'-6" x 74'-4" irr.)	1,808 sf
3.	404	Nail & Spa	(25'-0" x 105'-0")	2,500 sf
4.	405	Lease Pending - Dentist	(25'-0" x 105'-0")	2,600 sf
5.	406	Available (Divisible)	(45'-0" x 105'-0")	4,744 sf
6.	412	Ivy Rehab	(25'-0" x 105'-0")	2,500 sf
7.	414	Bagel Store	(25'-0" x 105'-0")	2,500 sf
8.	416	Mediterranean Restaurant	(33'-6" x 125'-0")	4,000 sf
9A.	418	Strand Salon Studios	(40'-3" x 150'-0" irr.)	6,300 sf
9B.	419	Tiger Shulman's Karate	(27'-8" x 150'-0" irr.)	4,628 sf
10.	420	Quest Diagnostics	(32'-0" x 68'-6")	2,198 sf
11.	424	Catch Air		13,004 sf
12.	426	Miracle Ear	(34'-0" x 44'-6")	1,513 sf
13.	428	Quality Lines Inc.	(36'-0" x 68'-6")	2,374 sf
14.	430	Coupe Dance Studio		10,570 sf
15.	401	Tumble Bee	(54'-3" x 86'-0" irr.)	4,000 sf

*all store addresses are located on Market Street
the above dimensions are for illustrative purposes only*

The Shoppes at Nanuet



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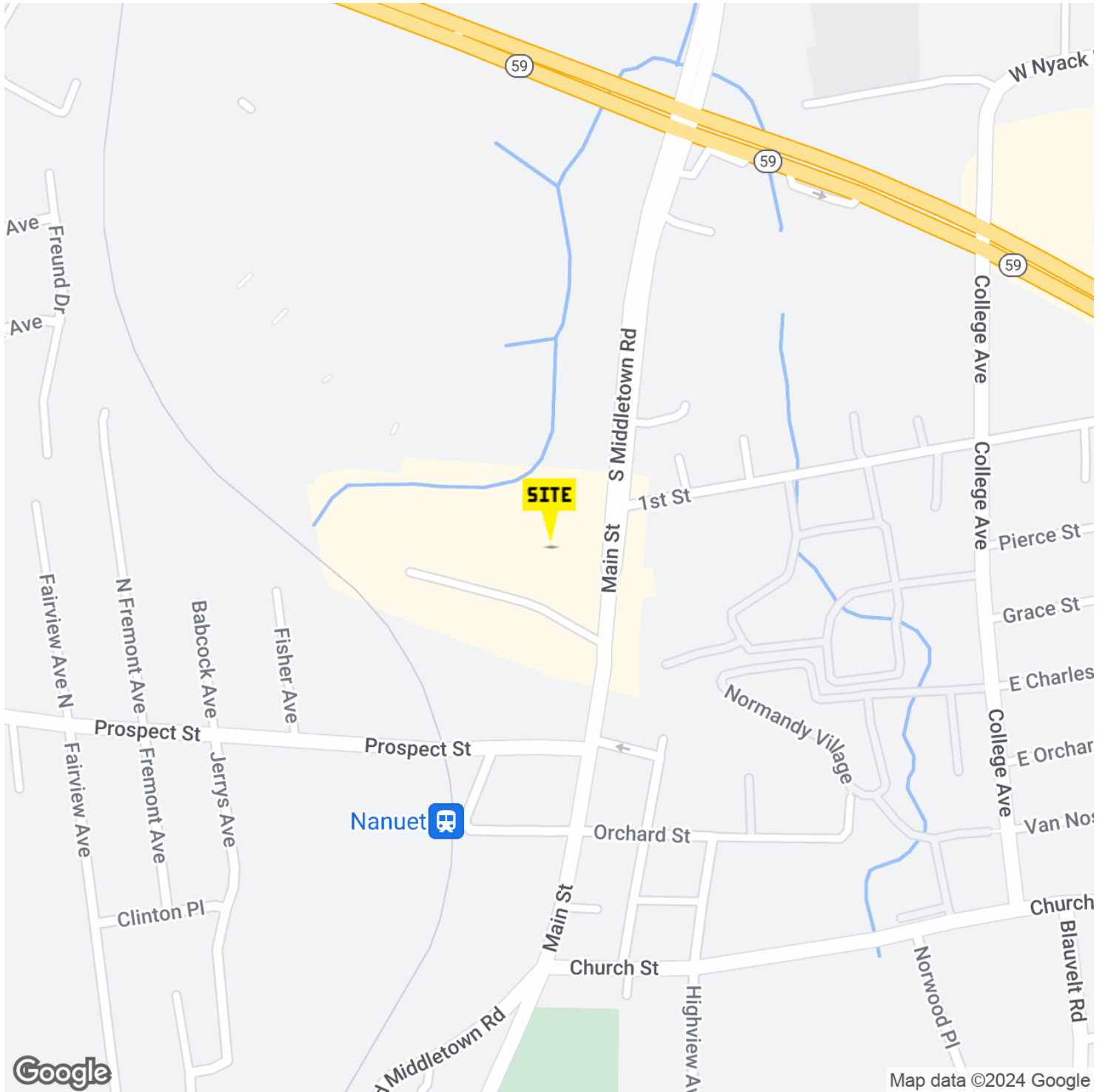
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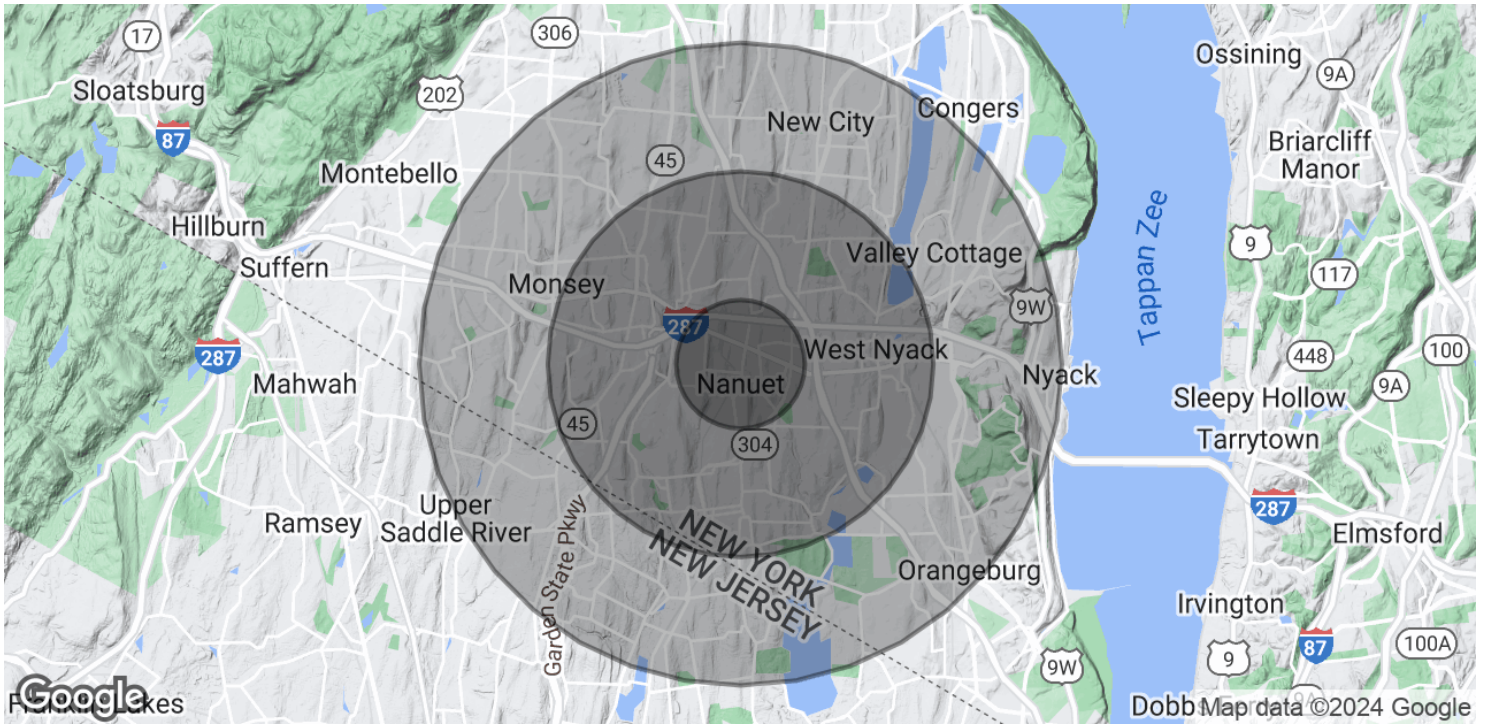
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,646	108,539	248,873
Average Age	43	37	36
Average Age (Male)	42	36	35
Average Age (Female)	45	38	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,112	32,336	71,971
# of Persons per HH	2.8	3.4	3.5
Average HH Income	\$158,571	\$136,425	\$143,904
Average House Value	\$551,152	\$633,377	\$753,188

Demographics data derived from AlphaMap

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