

419-423 ROUTE 59

MONSEY, NY 10952

RETAIL PROPERTY FOR SALE



Property Description

Triforce Commercial Real Estate LLC is pleased to present an exceptional opportunity to acquire a flagship commercial asset located at 419-423 Route 59 in Monsey, New York. This is a true legacy property, being offered for sale for the first time since its original construction in 1988. Comprising three buildings totaling approximately 42,800 square feet, the property sits on 4.93 acres of high-profile commercial land. Originally built with 46 separately metered commercial units, several have been combined over time by tenants to create 28 currently functioning spaces. The mix of uses includes retail, food service, and professional offices, making the center a staple destination within the Monsey business community.

The property is currently 100% leased. The tenancy is stable, with a blend of national and regional operators, and many long-term occupants in place. The buildings have been well maintained over the years and offer ample parking, strong street visibility, and convenient access to the broader Rockland County area. There is also upside potential in untapped basement storage income. Additionally, although subject to verification by an engineer or architect, the property offers limitless future potential in terms of possible expansion or redevelopment. Its scale, location, and underlying land value make this offering particularly compelling for both long-term investors and strategic users alike.

Offering Summary

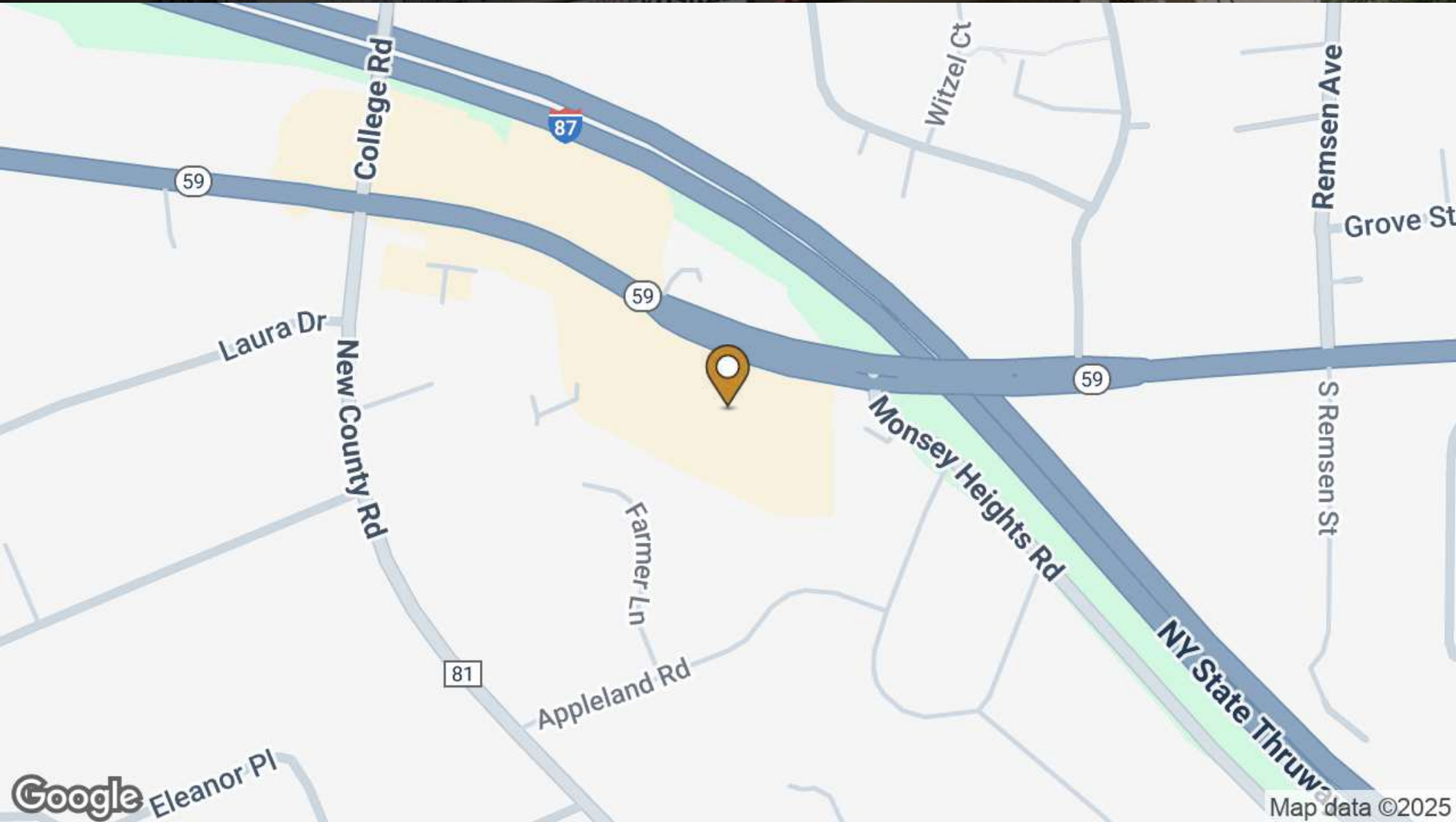
Number of Units:	46
Lot Size:	4.93 Acres
Building Size:	42,800 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	270	1,007	3,240
Total Population	1,604	5,447	15,204
Average HH Income	\$87,668	\$85,886	\$98,601

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Map data ©2025

Jason Horowitz Broker of Record 845.323.9177 Jason@TriforceCRE.com

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,604	5,447	15,204
Average Age	24	25	29
Average Age (Male)	23	25	28
Average Age (Female)	24	26	29

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	270	1,007	3,240
# of Persons per HH	5.9	5.4	4.7
Average HH Income	\$87,668	\$85,886	\$98,601
Average House Value	\$987,486	\$968,202	\$952,056

Demographics data derived from AlphaMap

