

## WEST HAVERSTRAW, NY

45 ROUTE 9W, WEST HAVERSTRAW, NY 10993

2ND GENERATION RESTAURANT SPACE | COMING SOON!



### OFFERING SUMMARY

Available SF: 1,000 - 9,936 SF

Lease Rate: Call For Details

### NEIGHBORING TENANTS



### PROPERTY OVERVIEW

Stop & Shop and Advanced Auto Anchored  
Neighborhood Center

### PROPERTY HIGHLIGHTS

- Available Immediately
- Grocery Anchored
- Up to 9,936 SF
- Located at Signalized Intersection
- 820' Frontage on Route 9W
- Abundant Parking (800 Spaces)
- Great for Credit Union, Bank, QSR
- Convenient Access to Route 9W, Route 304, and Route 202
- 17,000+ Daily Car Count

FOR MORE INFORMATION CONTACT:

#### SCOTT MILICH

201.703.9700 x139

smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | ,

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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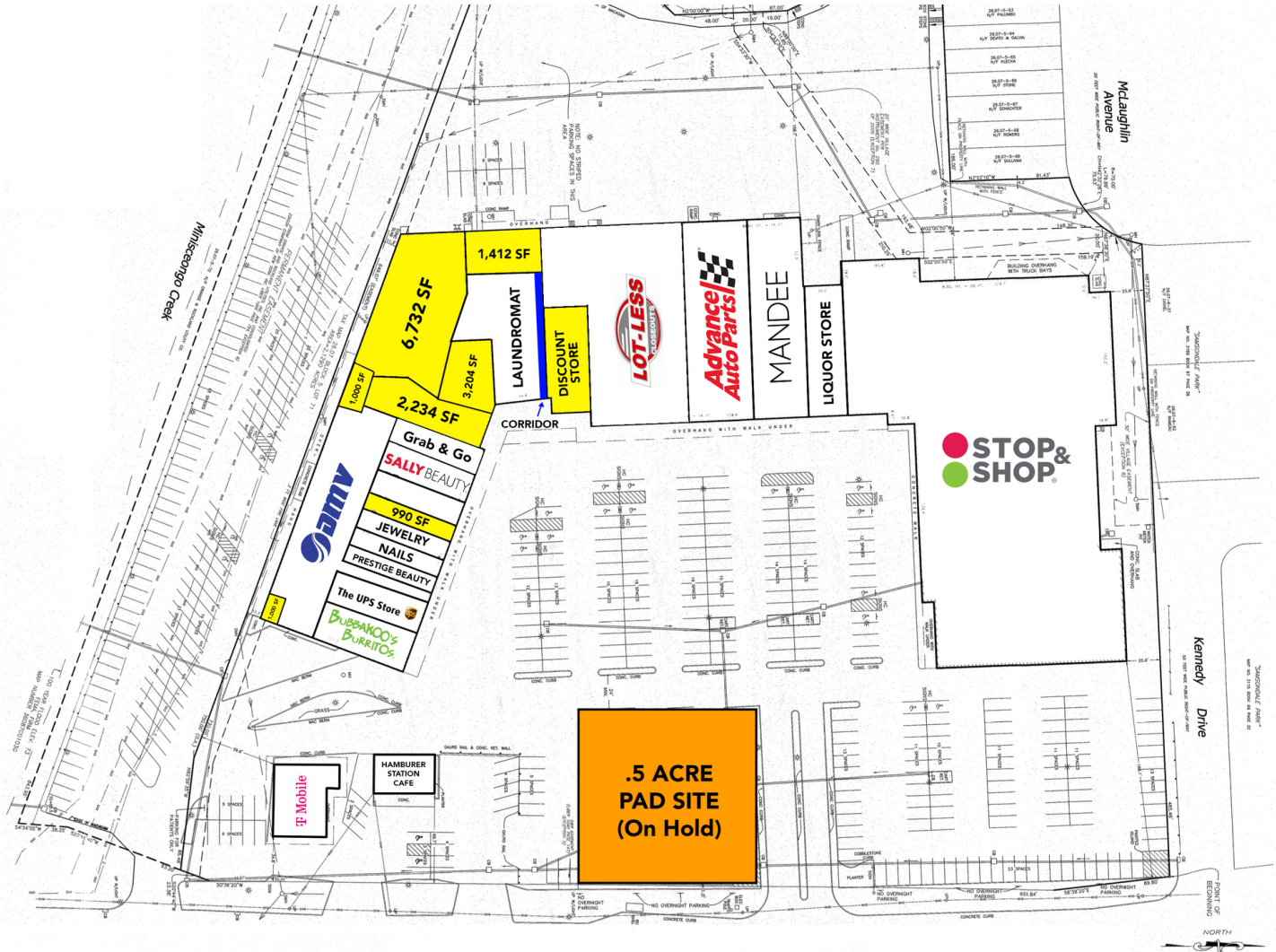
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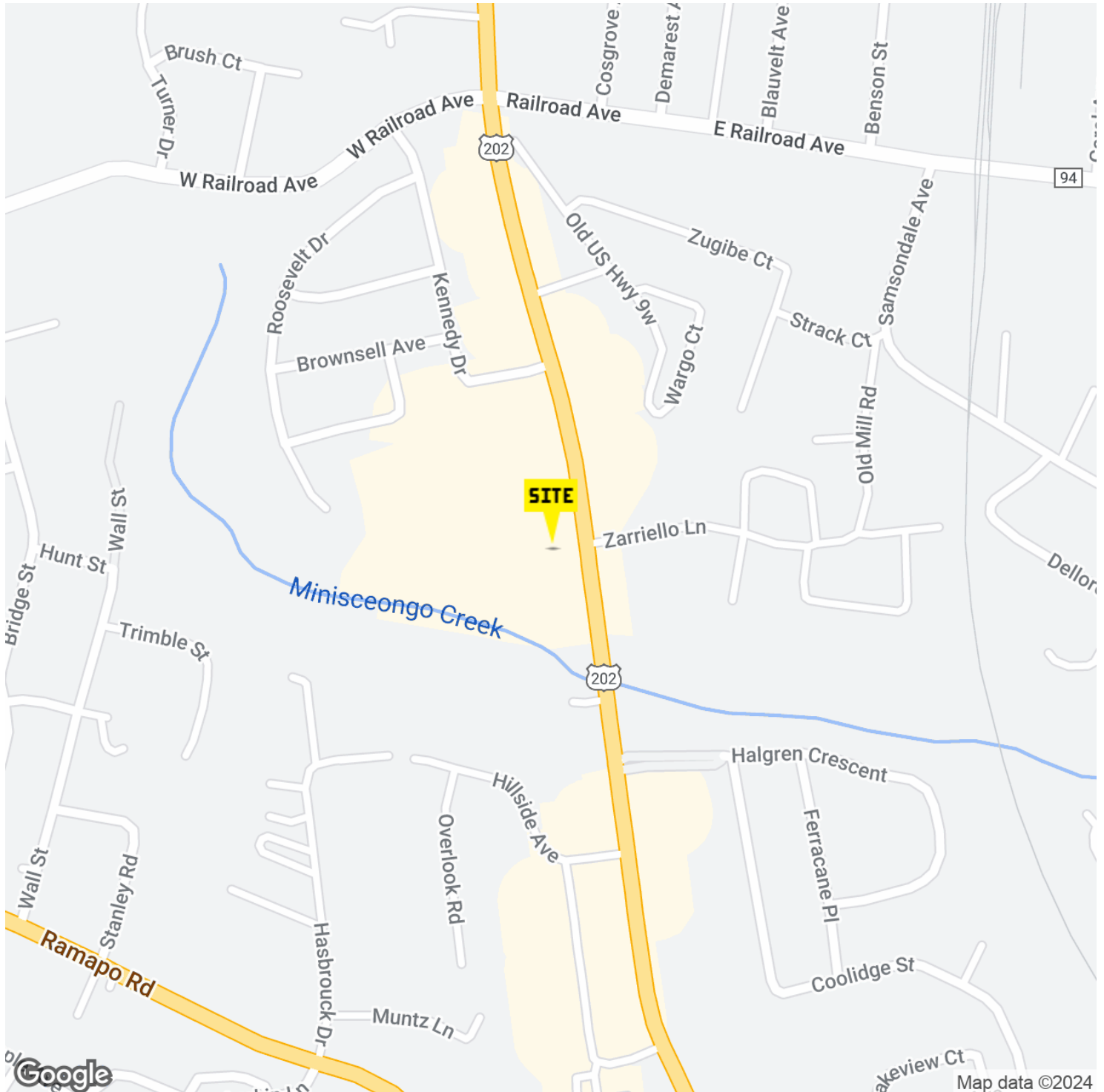


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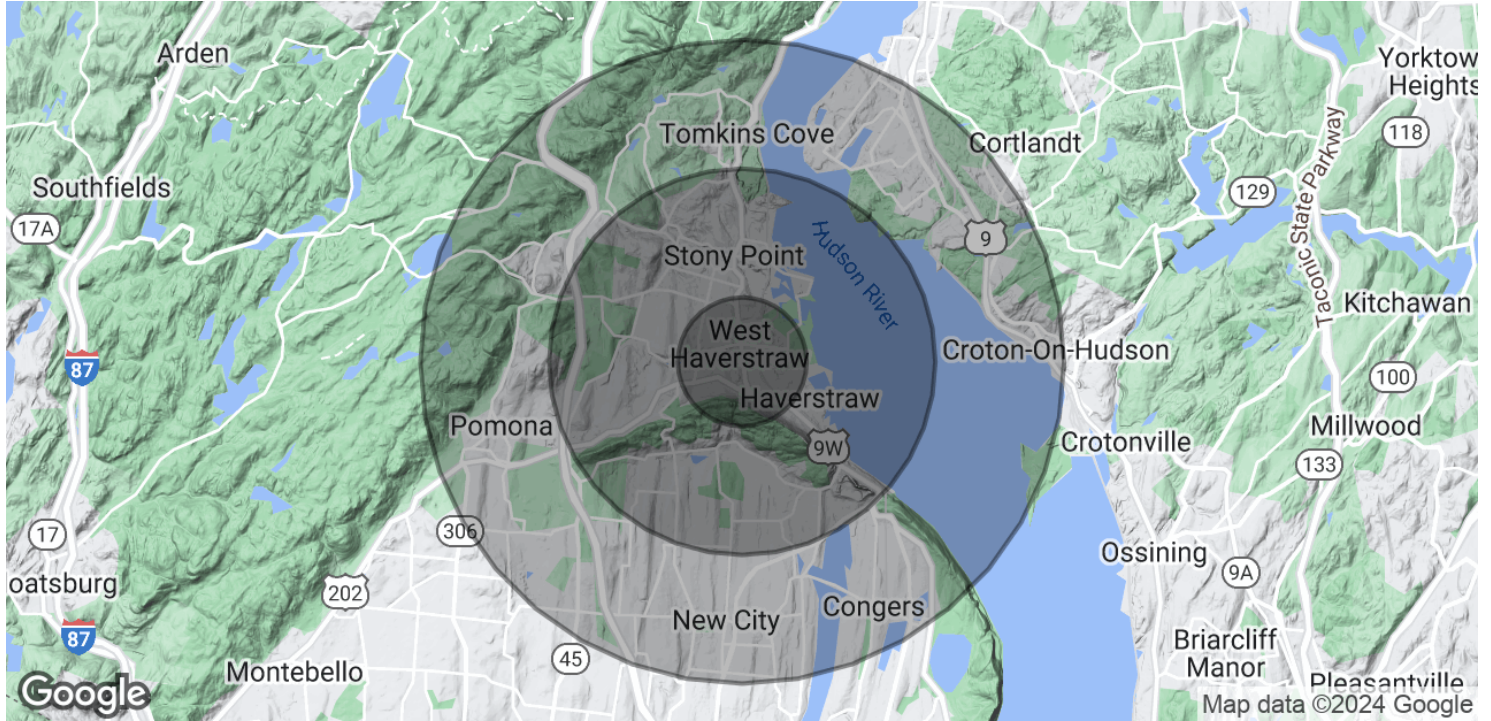
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## WEST HAVERSTRAW, NY

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 15,617 | 53,167  | 101,138 |
| Average Age          | 37.9   | 41.6    | 41.8    |
| Average Age (Male)   | 35.1   | 39.6    | 40.0    |
| Average Age (Female) | 40.7   | 43.4    | 43.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,929     | 18,467    | 34,928    |
| # of Persons per HH | 3.2       | 2.9       | 2.9       |
| Average HH Income   | \$86,934  | \$112,407 | \$123,448 |
| Average House Value | \$213,474 | \$330,627 | \$398,469 |

\* Demographic data derived from 2020 ACS - US Census

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