

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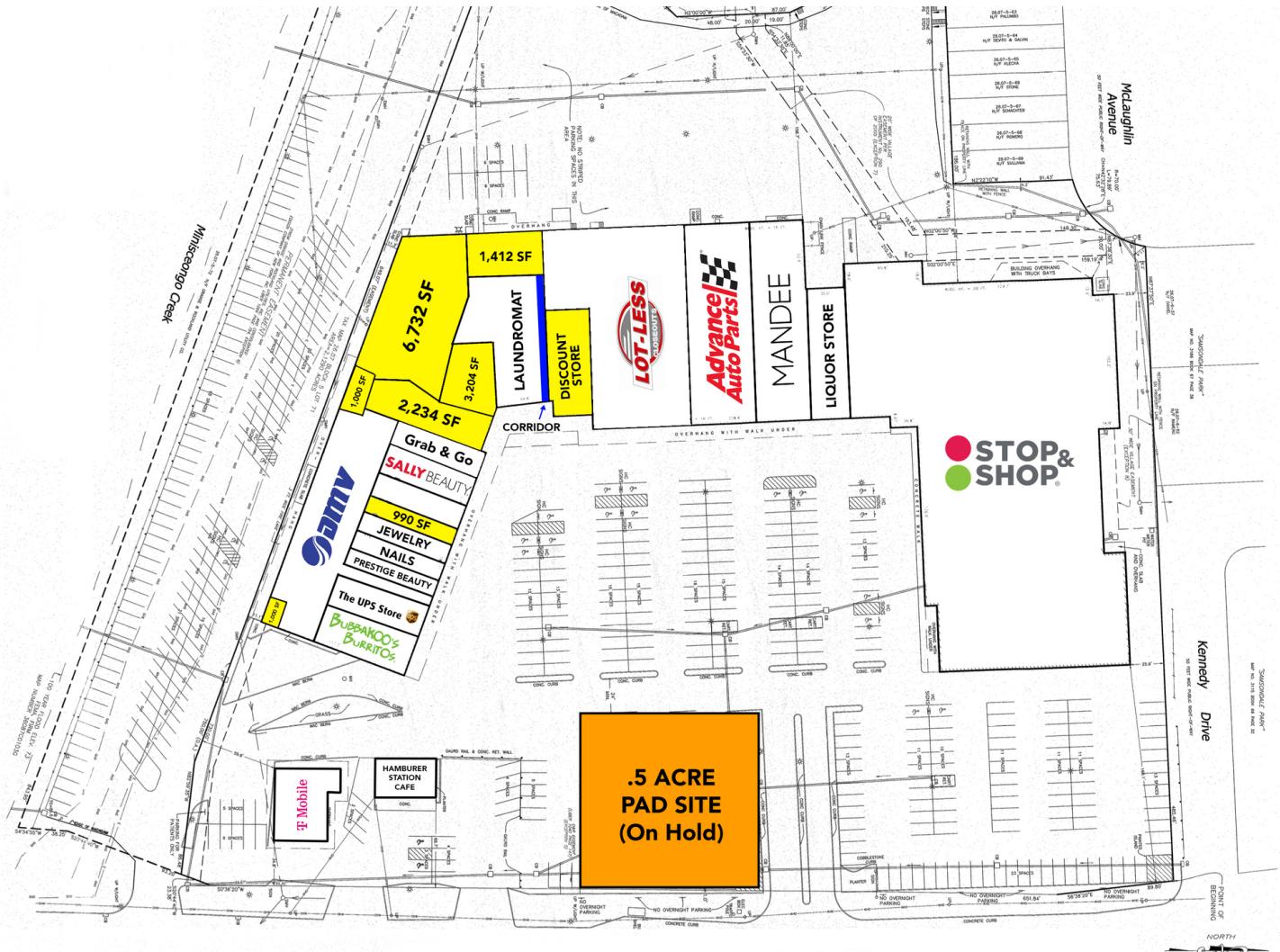
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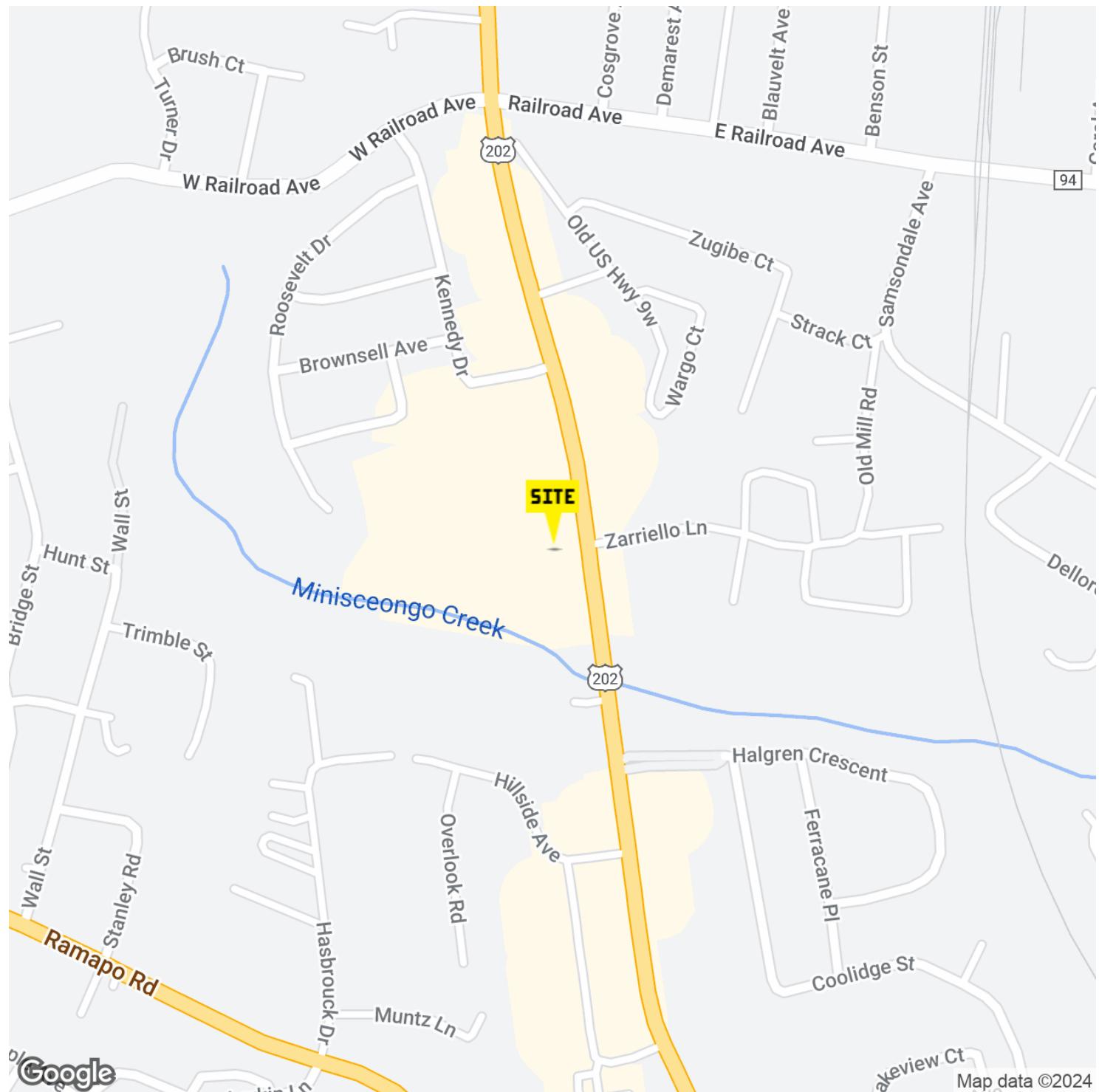
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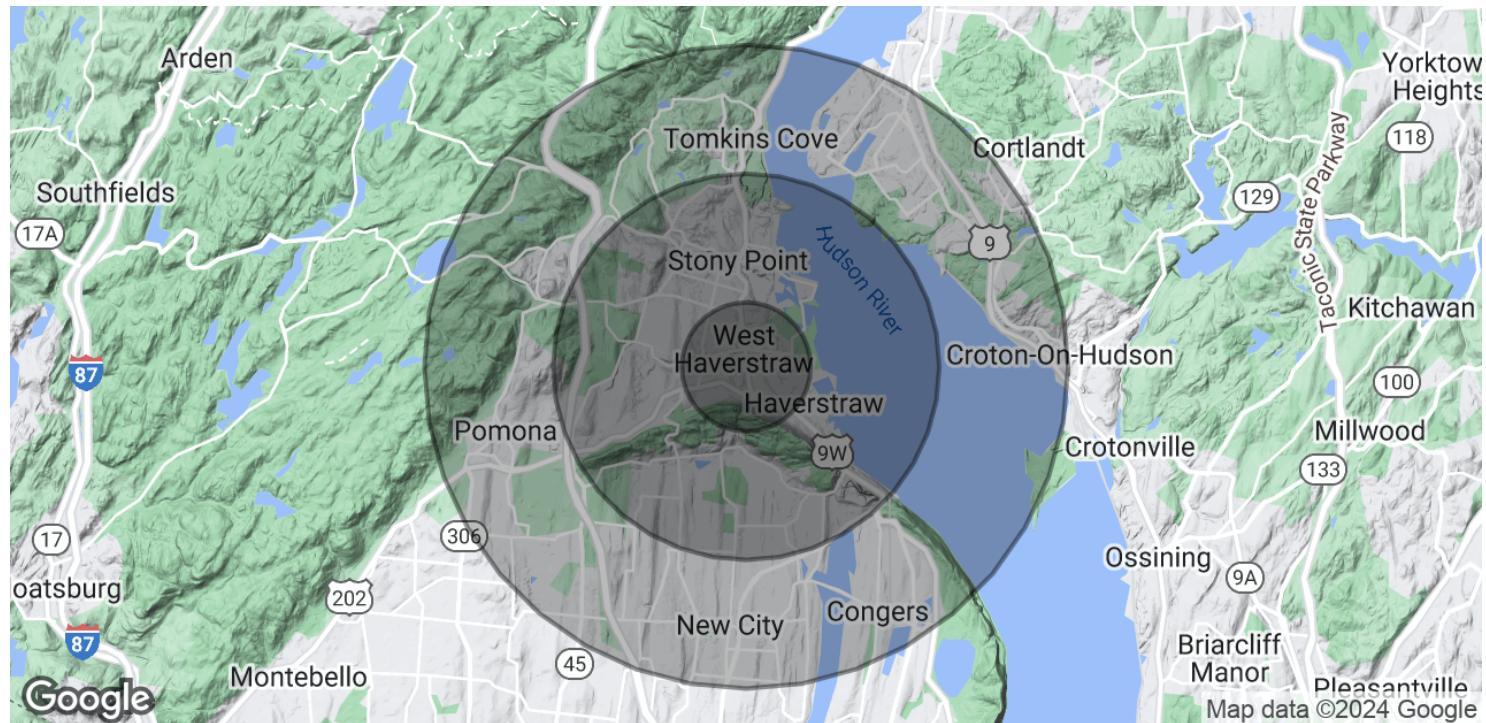
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,617	53,167	101,138
Average Age	37.9	41.6	41.8
Average Age (Male)	35.1	39.6	40.0
Average Age (Female)	40.7	43.4	43.1

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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