

FOR LEASE | Retail

44 Rt. 303, Tappan, NY 10983



AVAILABLE:	850 SF
PRICE:	\$18 / SF NNN
NNN EXPENSES:	Taxes \$5.34 CAM \$6.26
LOT SIZE:	.72 AC
PARKING:	Attached, Lot Parking
BUILDING SIZE:	8,410 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

Prime retail location located right on Route 303 in the heart of the Tappan Shopping District. With amazing visibility, signage, and an average daily traffic count of 22,649, your chances for success are extremely high. This was a nail salon for over ten years. If you're looking to open mani / pedi place, the pedicure chairs are included! The space consists of open area with one private room, one large storage / supply room and handicap accessible bathroom. Landlord just gave the space a fresh coat of white paint, and the space is ready for a new tenant. Neighboring tenants within the strip include: 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 alongside these established businesses

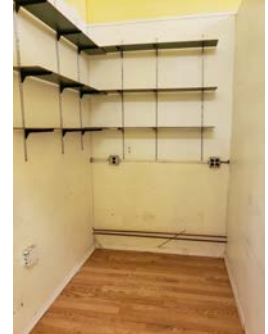
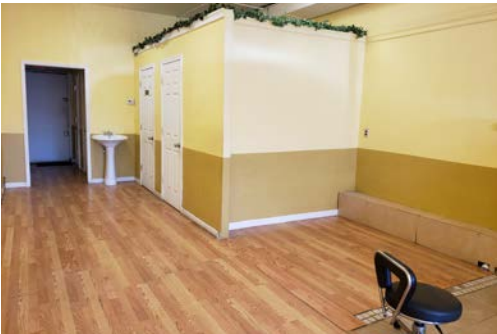
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201.391.2500 nj office | 845.580.4001 ny office
each office is independently owned and operated

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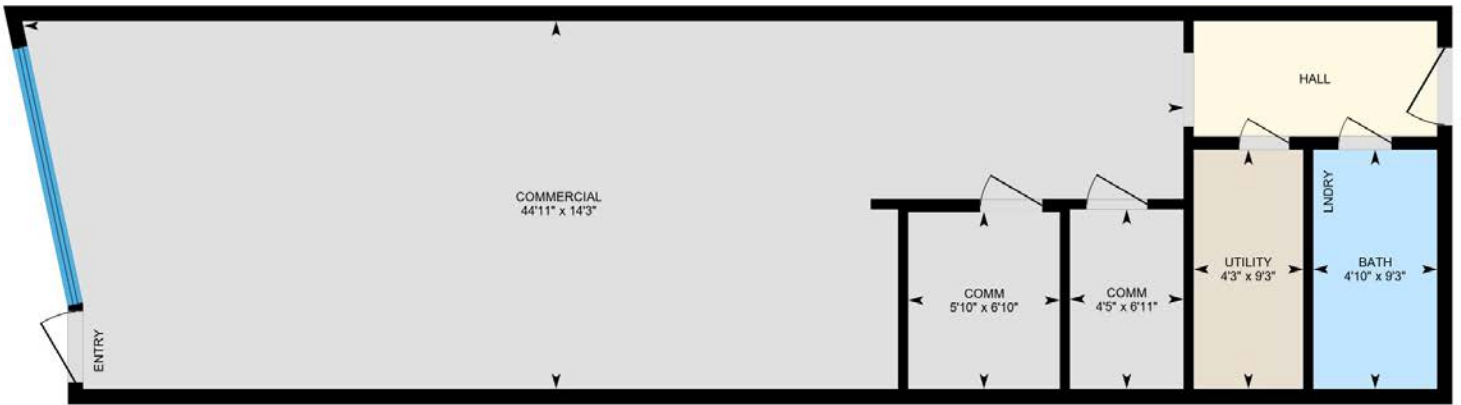
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PREPARED: 2022/02/28



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

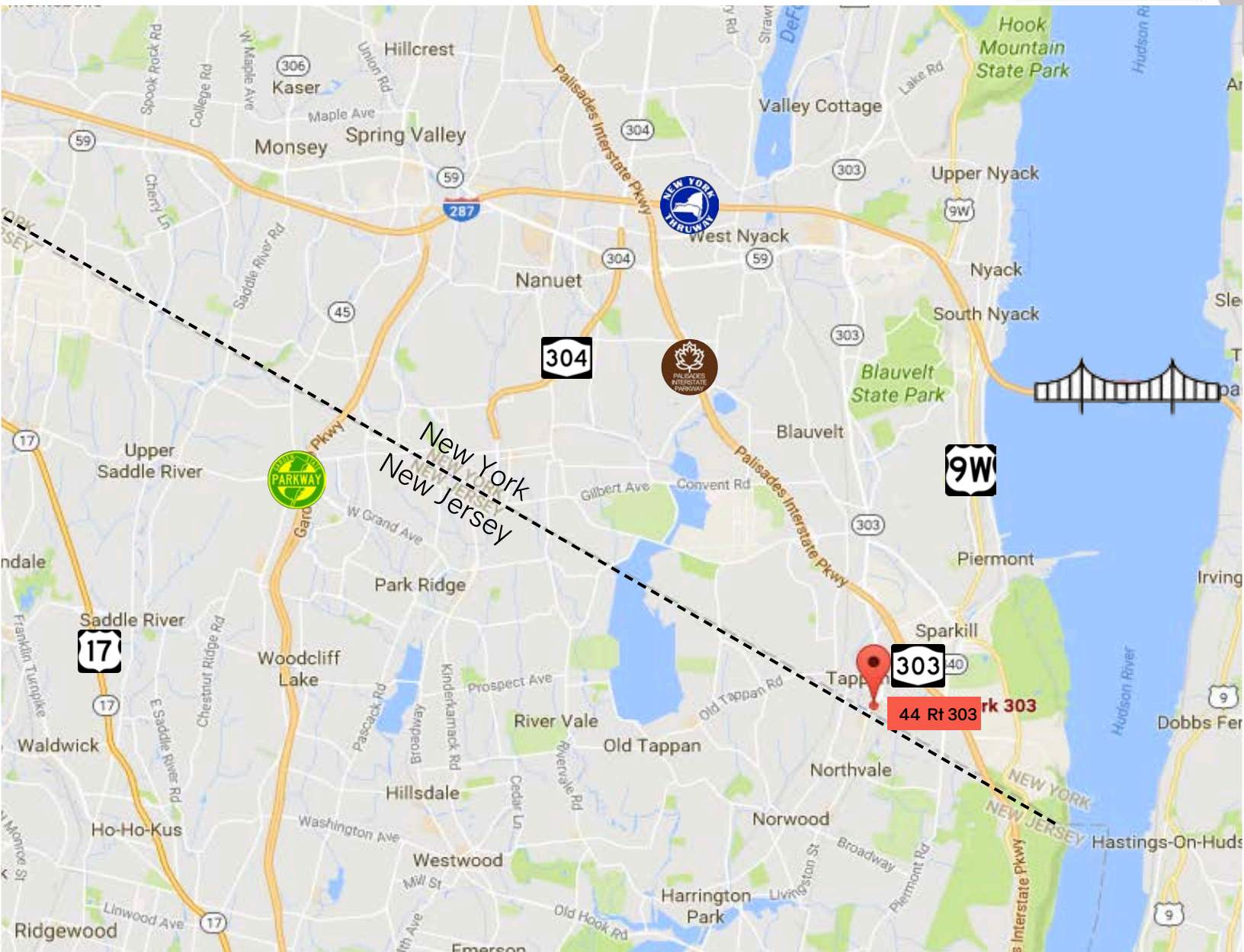
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HOUSEHOLDS & INCOME

	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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