

WEST NYACK, NY

260 N ROUTE 303, WEST NYACK, NY 10994



OFFERING SUMMARY

Available SF: 6,889 SF

Lease Rate: Call For Details

REAR EXTERIOR



PROPERTY OVERVIEW

Office Building/Pad Site

PROPERTY HIGHLIGHTS

- Available Immediately
- 6,889 SF Office Building/Pad Site on .59 Acres
- Not Divisible
- 21 Parking Spaces
- Strong Market Area
- Convenient Access to NYS Thruway, Route 87, Route 287, & the Mario Cuomo Bridge

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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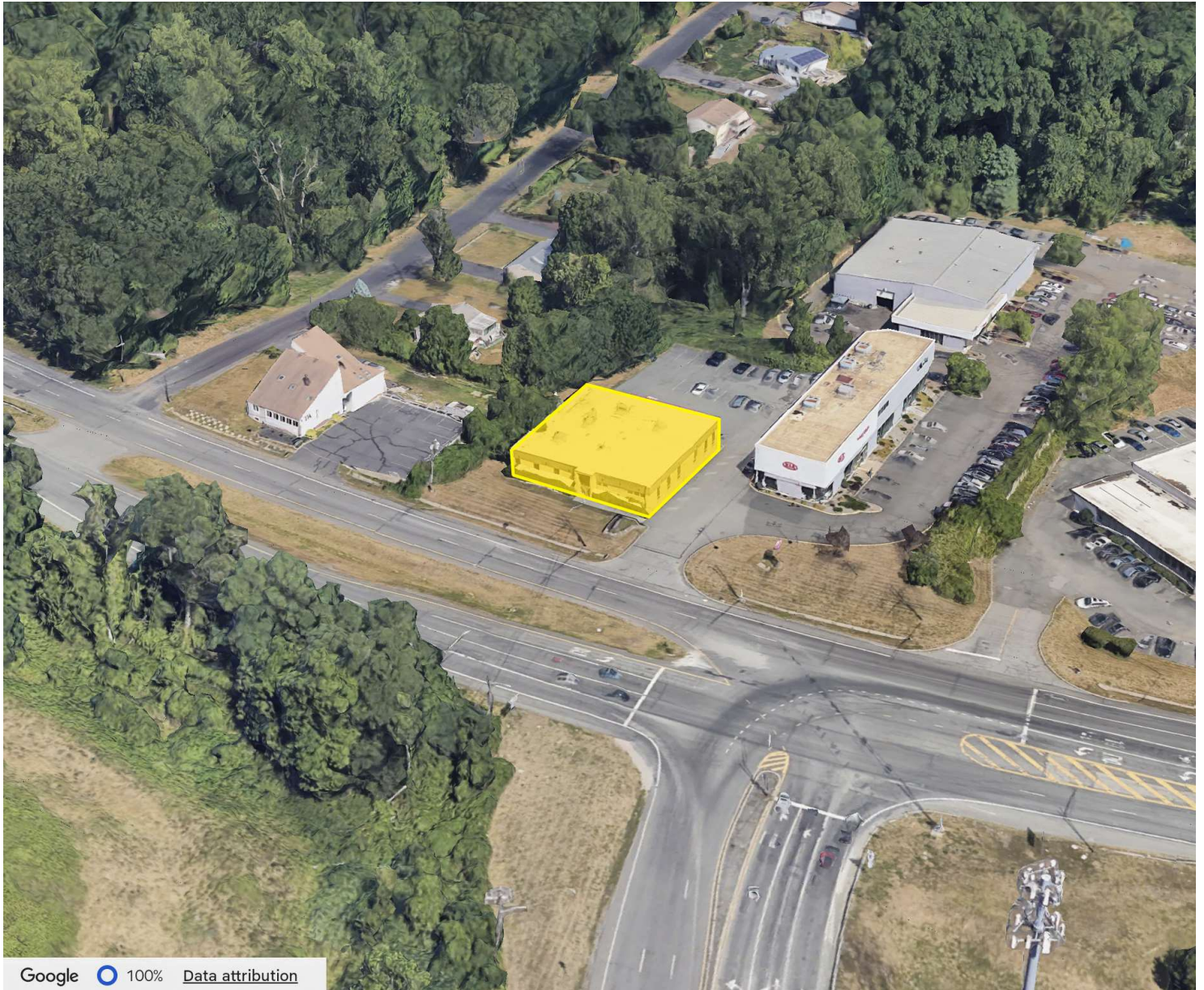
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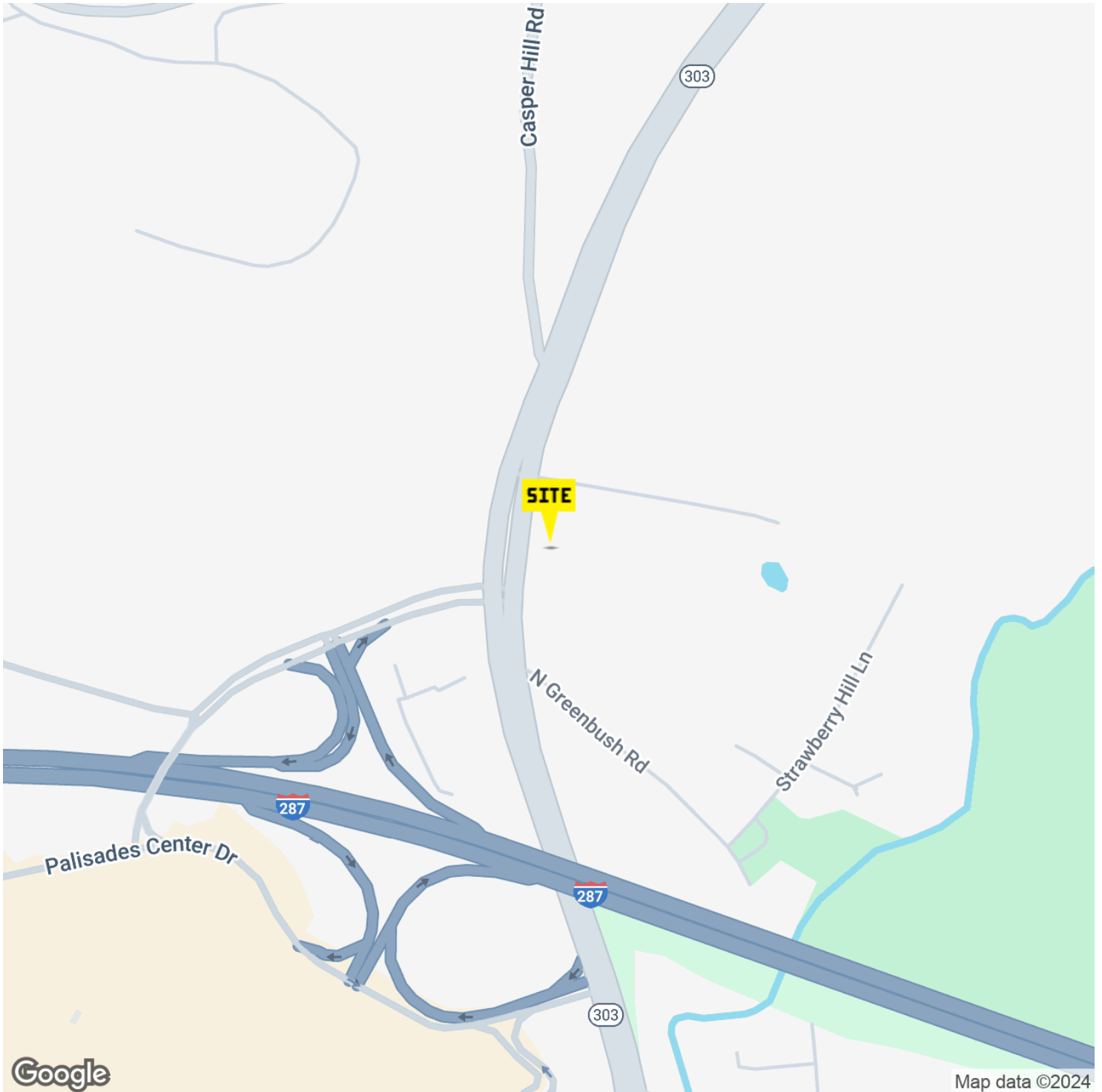
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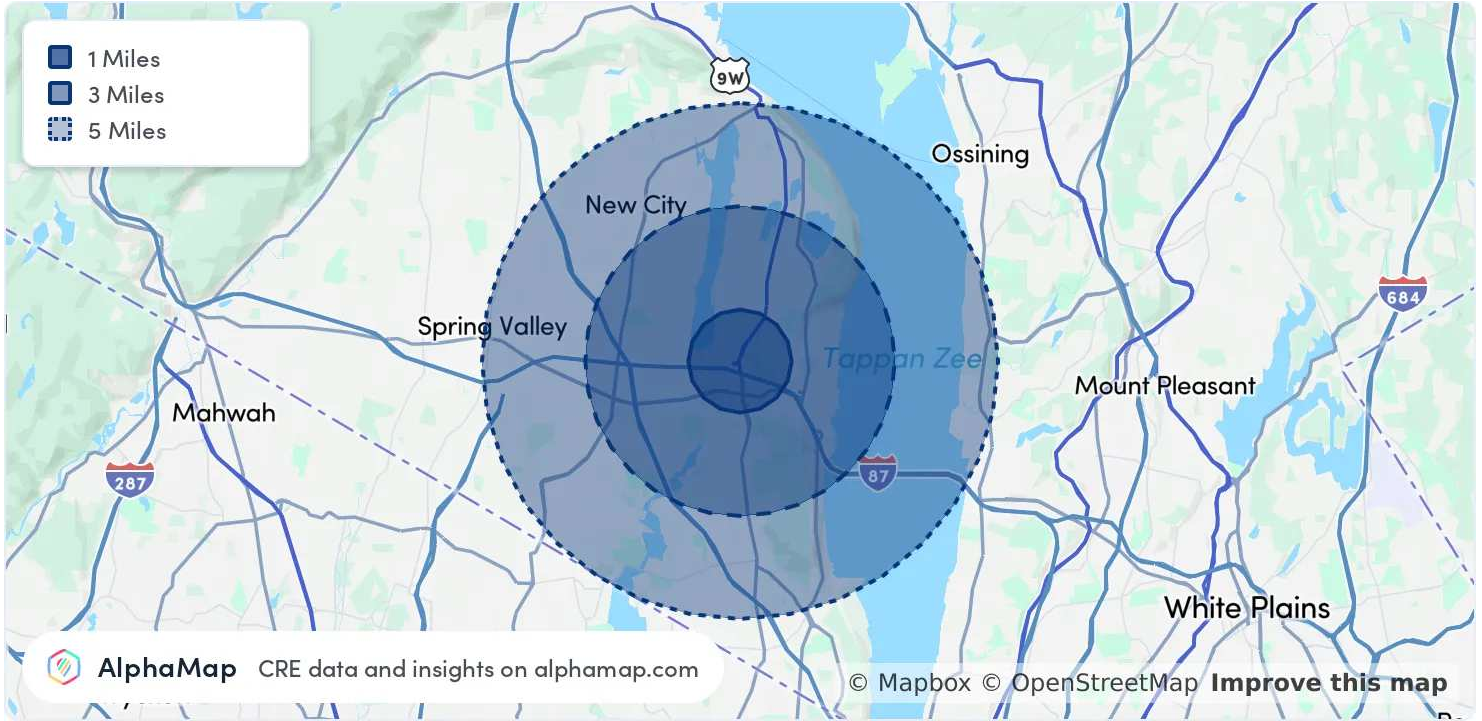
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,315	48,291	145,485
Average Age	44	44	42
Average Age (Male)	42	43	40
Average Age (Female)	45	45	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,665	17,965	49,004
Persons per HH	2.6	2.7	3
Average HH Income	\$143,053	\$175,291	\$172,801
Average House Value	\$559,325	\$685,625	\$658,250
Per Capita Income	\$55,020	\$64,922	\$57,600

Map and demographics data derived from AlphaMap

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