

# Nyack, NY

## END CAP SPACE FOR SUBLLEASE FULLY BUILT-OUT MEDICAL

### 8-10 Waldron Avenue

**AVAILABLE:**

3,816 SF End Cap (65'-10" x 58')

**JOIN CO-TENANTS:**

Motion PT Group and New York Pain Management

**NEIGHBORING RETAILERS:**

Macy's, BJ's Wholesale Club, Home Depot, Montefiore, Barnes & Noble, Best Buy, Dick's Sporting Goods, DSW, Burlington Coat Factory, Five Below, H&M, AT&T, Bath & Body Works, American Eagle Outfitters, Buffalo Wild Wings, Chipotle, ShopRite, Verizon, Target, Dunkin', Mavis, McDonald's, Walgreens, Chase, Starbucks and many more.

**ADDITIONAL INFORMATION:**

- 10,808 SF Strip on 1.41 Acre Lot
- Fully Built-Out Medical Space for Sublease
- Ideal Space For Medical Tenant
- Excellent Signage
- 76 Parking Spaces
- Close to the Palisades Center Mall, One of the Largest Shopping Destinations in the Region, Ensuring a Consistent Flow of Potential Customers
- Easy Access To Major Thoroughfares, Including I-287, I-87, Mario Cuomo Bridge and Route 59

**TRAFFIC COUNTS:**

25,070 Cars per Day Along Route 59

**RENT:**

Call For Details

**CAM/TAXES:**

Call For Details

**AREA DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	10,746	35,299	127,323
Avg. HH Income	\$130,218	\$146,574	\$146,827

**For More Information,  
Please Contact:**

**914-237-3400**

**Scott Milich – Ext. 116**  
**SMilich@RoyalPropertiesInc.com**



[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

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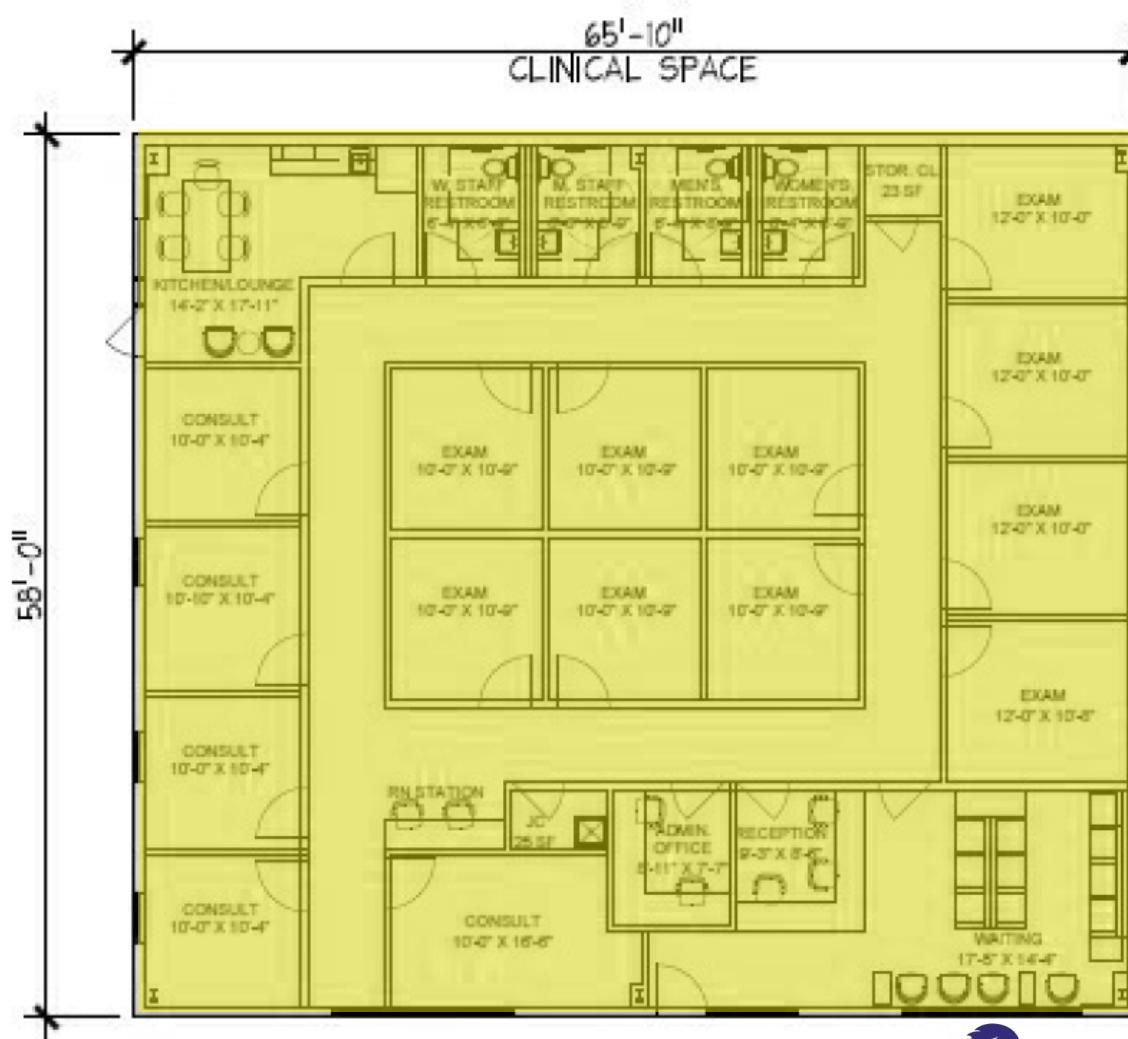
3,816 SF  
END CAP  
AVAILABLE

**NYPN**  
NEW YORK PAIN NETWORK

**MOTION**  
PT Group

A MEMBER OF THE CONFLUENT HEALTH FAMILY

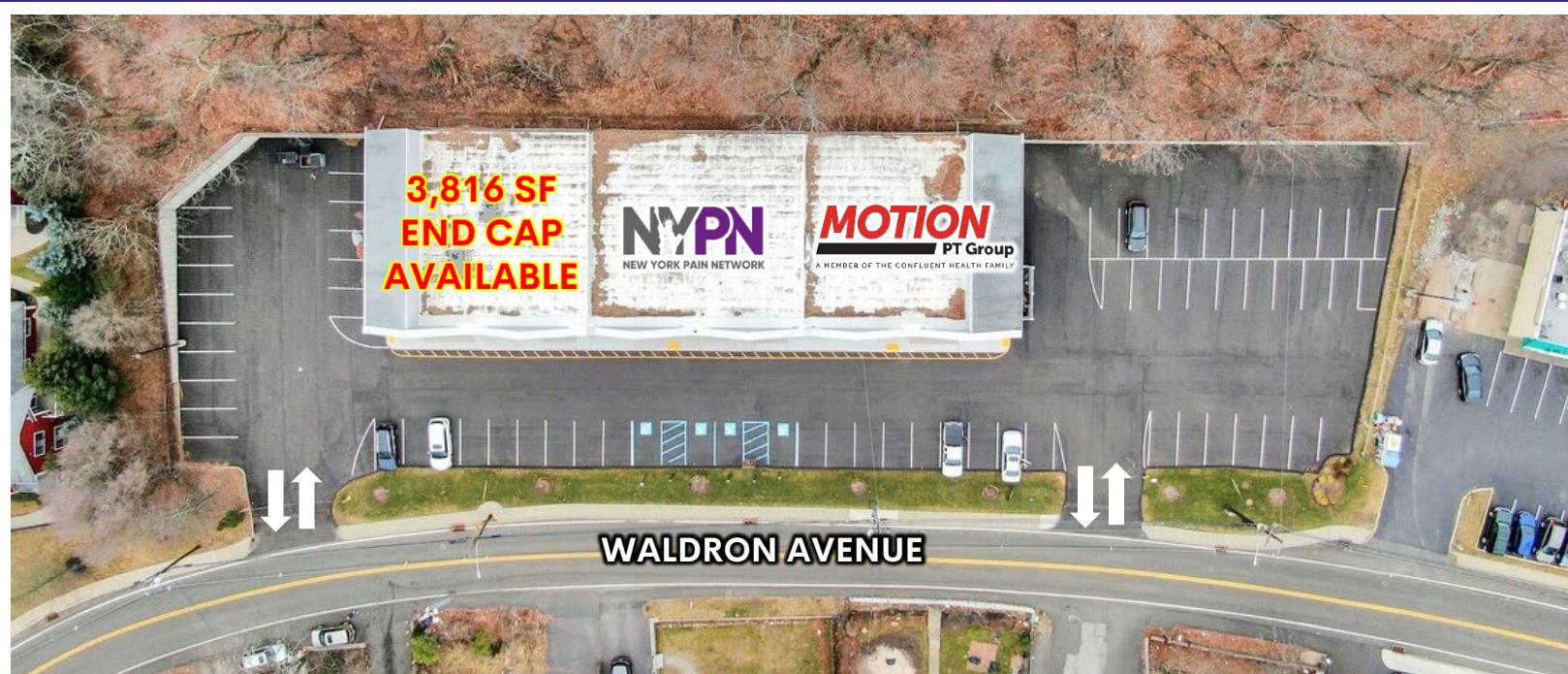
## WALDRON AVENUE



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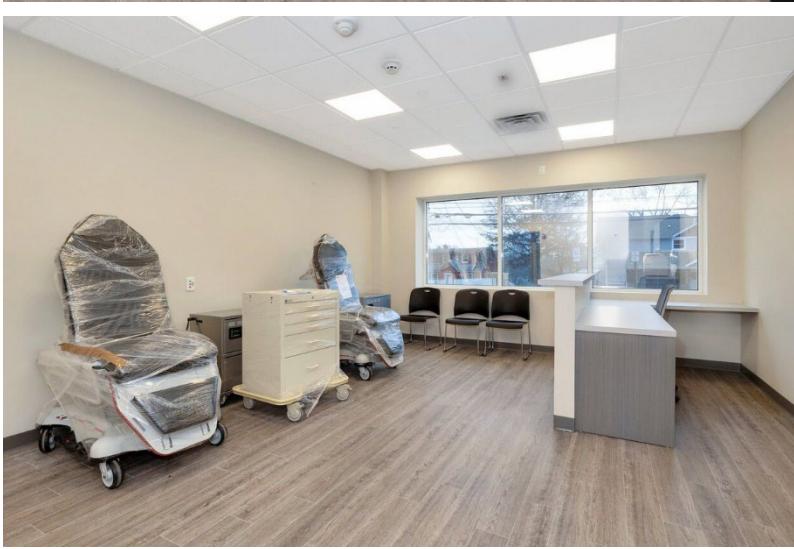
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#### PALISADES CENTER MALL

