

Nyack, NY

8-10 Waldron Avenue

END CAP SPACE FOR SUBLEASE FULLY BUILT-OUT MEDICAL



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

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ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

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Walgreens
FedEx Ground
Mobil
Taco **Boy's**
DUNKIN'
MAVIS DISCOUNT TIRE
OCCEAN PLAZA
NYACK 5 STAR NAIL & Spa
Domino's
OLD WORLD
CHASE
McDonald's
Audi **mazda**
10 WALDRON AVENUE
SITE MOTION PT Group
A MEMBER OF THE CONFLUENT HEALTH FAMILY
NYPN NEW YORK PAIN NETWORK
PALISADES PLAZA
verizon
StateFarm
Visionworks
UPTOWN COFFEE BAR
THE HUB SHOPPING CENTER
HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices
Montefiore **TRUSTCO BANK**
PRIMALRC
SUSHI & KIMCHI ITALIAN RESTAURANT & PIZZERIA
5150 MARTIAL ARTS
CHALLENGER BAY INDOOR GOLF & SPORTS BAR
99SIGNS
WASHING BOARD LAUNDROMATS
NYACK **RAVENS**
PALISADES CENTER MALL
macy's **DICK'S** SPORTING GOODS **Burlington** **GameStop** **THE HOME DEPOT**
BJ's **DSW** **BEST BUY** **BARNES & NOBLE**
five BELOW **H&M** **Bath & Body Works**
BUFFALO WILD WINGS **AMERICAN EAGLE** OUTFITTERS **at&t** **aerie** **CHIPOTLE** MEXICAN GRILL
ShopRite
ROYAL PROPERTIES