



RETAIL STRIP CENTER

FOR SALE 2024

291-303 Route 59, West Nyack, NY

\$3,300,000



This High Visibility and Excellent property is located on one of the busiest traveled roadways in all of Rockland County. Total building size is +/- 9,960 SF; Lot Size is +/- 43,560 SF; Lot Acres: 1; Property Class: Neighborhood Shopping Center; Tax ID: 392089.065.006-0001-062.000/0000; Lot: 62; Block: 1. Taxes are +/- \$71,000. FULLY leased with excellent tenants and leases that will provide the new owner with an Excellent CAP on investment.

Demographics

Population

1 Mile	3 Miles	5 Miles
3,187	53,386	169,435

Population Projections 2028

1 Mile	3 Miles	5 Miles
3,267	54,936	174,941

Family Households

1 Mile	3 Miles	5 Miles
1,048	19,654	57,483

Average Household Income

1 Mile	3 Miles	5 Miles
\$152,330	\$152,128	\$146,723

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