

# Airmont, NY

## 320 Route 59

# PROPOSED PAD SITE FOR LEASE



### AVAILABLE:

Up to 3,500 SF± Proposed Pad Site

### CO-TENANT:

Wendy's

### NEIGHBORING RETAILERS:

Walgreens, Starbucks, AFC Urgent Care, Club Pilates, Chase Bank, Dunkin' Donuts, Burger King, Webster Bank, T-Mobile, Dykes Lumber Company, Subway, USPS, The Goddard School, Planet Fitness, Trustco Bank and many more

### TRAFFIC COUNTS:

18,166 Cars per Day Along Route 59

100,783 Cars per Day Along I-87

### ADDITIONAL INFORMATION:

- 2.3 Acre Lot
- Ideally Situated on Heavily Trafficked Route 59
- 53+ Parking Spaces
- Great Location at Exit 14B of the NYS Thruway (I-287/87)

### RENT:

Call For Details

### CAM/TAXES:

Call For Details

### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,900	114,590	213,572
Avg. HH Income	\$123,808	\$117,240	\$136,236

For More Information,  
Please Contact:

914-237-3400

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# ROYAL PROPERTIES

www.RoyalPropertiesInc.com

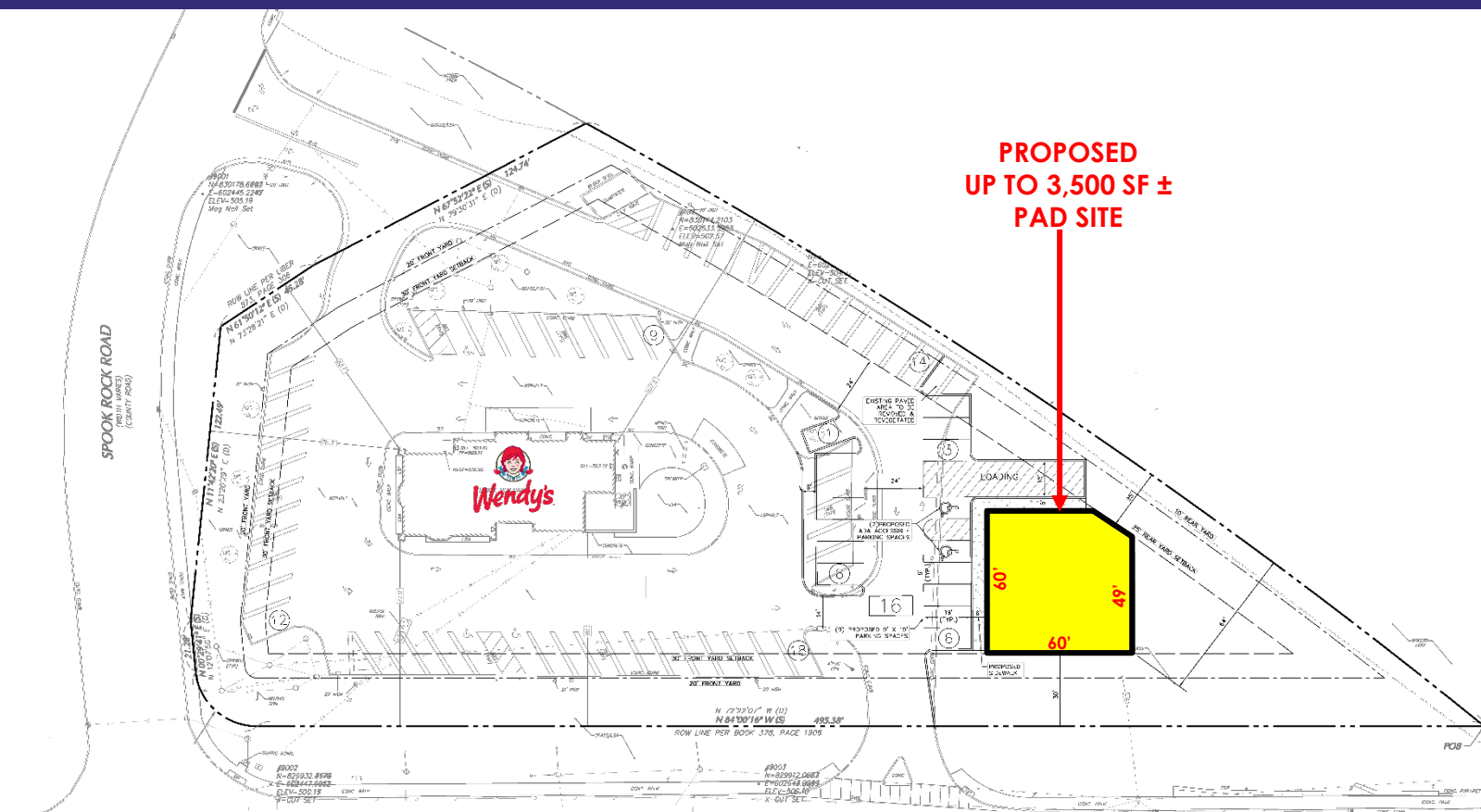
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ROUTE 59





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THE GODDARD SCHOOL<sup>SM</sup>  
FOR EARLY CHILDHOOD DEVELOPMENT

planet fitness  
TRUSTCO BANK<sup>®</sup>  
Your Home Town Bank

SITE  
Wendy's

UNITED STATES  
POSTAL SERVICE

SUBWAY

DYKES  
LUMBER COMPANY, INC.

DUNKIN'  
BURGER KING

IODICE SHOPPING CENTER  
RESTAURANT CAFE  
T-Mobile · MANCHÉ PANI

RAMAPO SHOPPING CENTER  
Walmart  
citibank

IODICE PLAZA  
AutoZone  
Jersey Mike's Subs

AIRMONT VILLAGE SQUARE  
Walgreens  
H&R BLOCK  
airmont eats  
Starbucks

URGENT CARE  
american family care  
CLUB PILATES<sup>®</sup>

CHASE

WebsterBank

ROYAL PROPERTIES