

# 55 OLD TURNPIKE ROAD

NANUET, NY 10954

OFFICE FOR LEASE



## Property Description

Discover an exceptional leasing opportunity at this prime property located in Nanuet, NY. This modern, well-appointed space is designed to meet the needs of a variety of tenants, featuring customizable floor plans and state-of-the-art amenities. With ample parking and easy access to major transportation routes, the property offers unparalleled convenience for both employees and visitors. The building's contemporary design and high-quality construction make for an impressive professional environment, while the flexible leasing options ensure a perfect fit for businesses of all sizes. Experience the ideal combination of functionality, style, and location at this sought-after Nanuet property.

## Offering Summary

Lease Rate:	\$27.50 SF/yr (NNN)
Available SF:	1,000 SF
Building Size:	10,000 SF

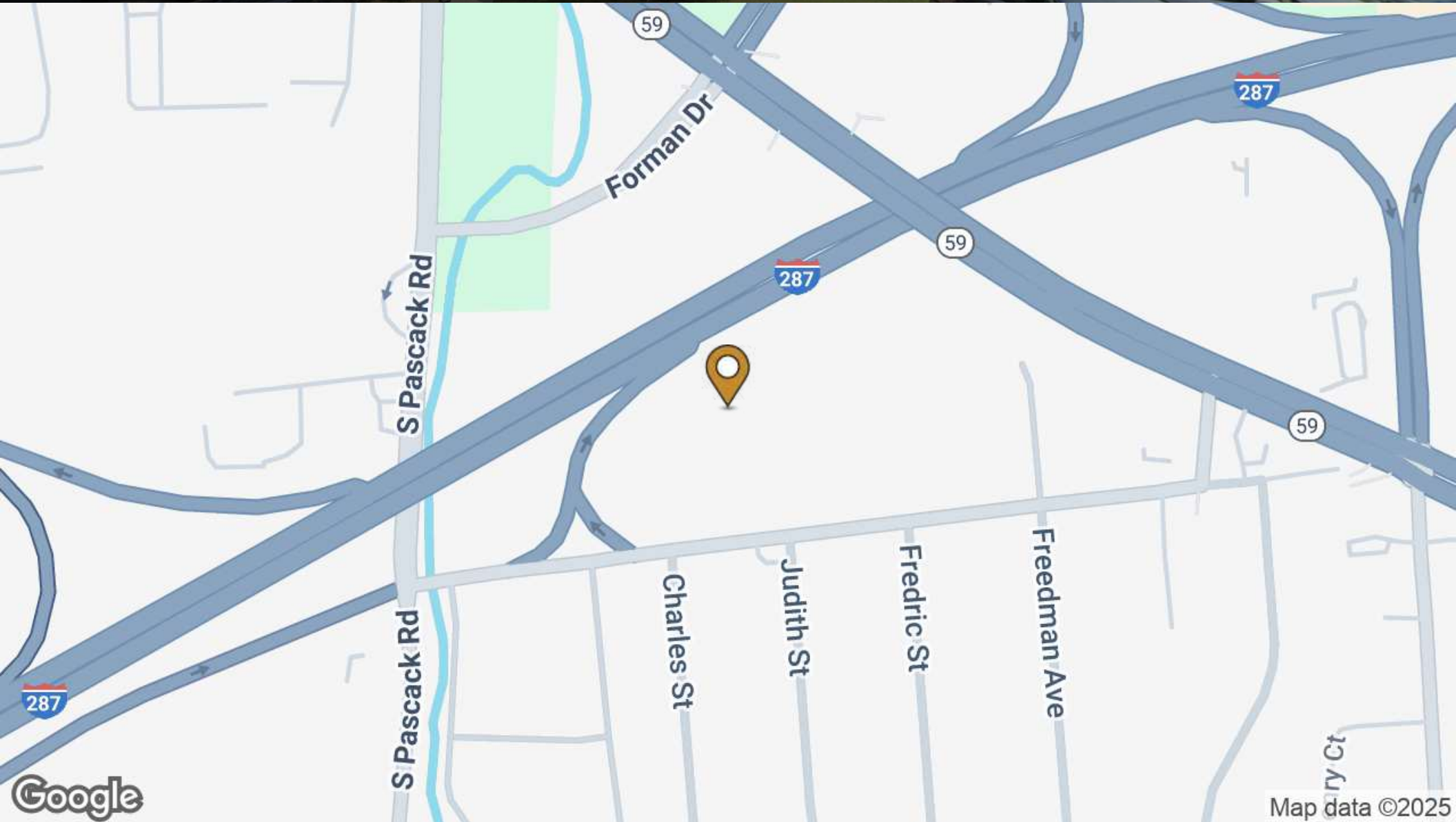
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	157	963	4,337
Total Population	476	2,909	14,357
Average HH Income	\$172,550	\$143,700	\$134,361



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Map data ©2025

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	476	2,909	14,357
Average Age	41	40	38
Average Age (Male)	40	38	37
Average Age (Female)	43	42	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	157	963	4,337
# of Persons per HH	3	3	3.3
Average HH Income	\$172,550	\$143,700	\$134,361
Average House Value	\$562,092	\$511,137	\$507,832

Demographics data derived from AlphaMap

