

**WEST NYACK, NY**

145 NEW YORK 303, WEST NYACK, NY 10994



**OFFERING SUMMARY**

Sale Price: Call For Details  
 Available SF: 2,718 SF  
 Acres: .53 Acres

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Mixed-Use Freestanding Building For Sale

**PROPERTY HIGHLIGHTS**

- Available Immediately
- .53 Acres with Insurance Office (1,400 SF) & Single Family Rental Residence (1,318 SF)
- Strong Retail Market
- Excellent Visibility
- 12 Parking Spots
- Owner Occupied
- Located at Signalized Intersection
- Convenient Access to the NYS Thruway, Mario Cuomo Bridge, Route 59 and Palisades Parkway
- 21,600+ Vehicles Per Day

FOR MORE INFORMATION CONTACT:

**SCOTT MILICH**  
 201.703.9700 x139  
 smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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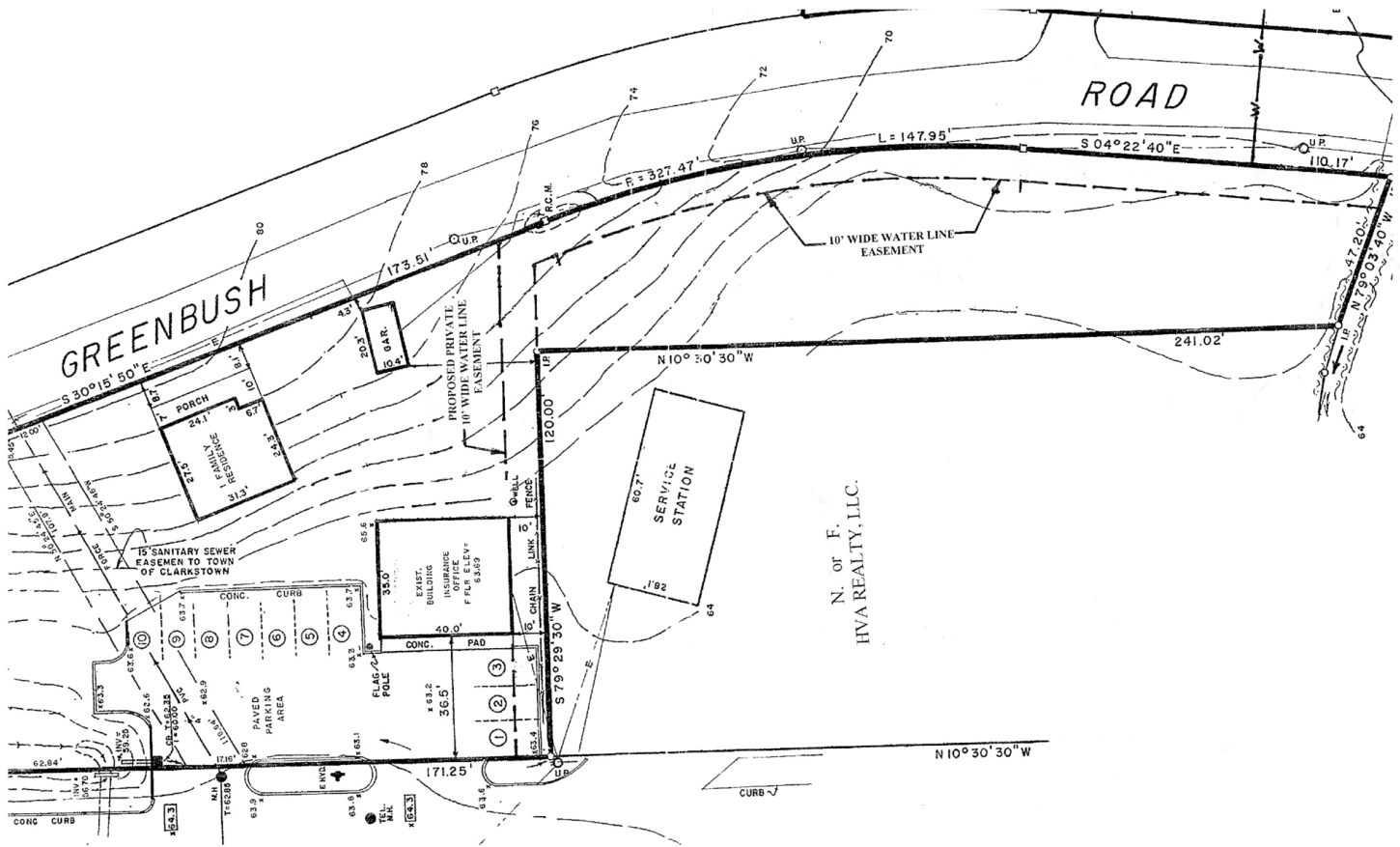
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HVA REALTY, I.L.C.

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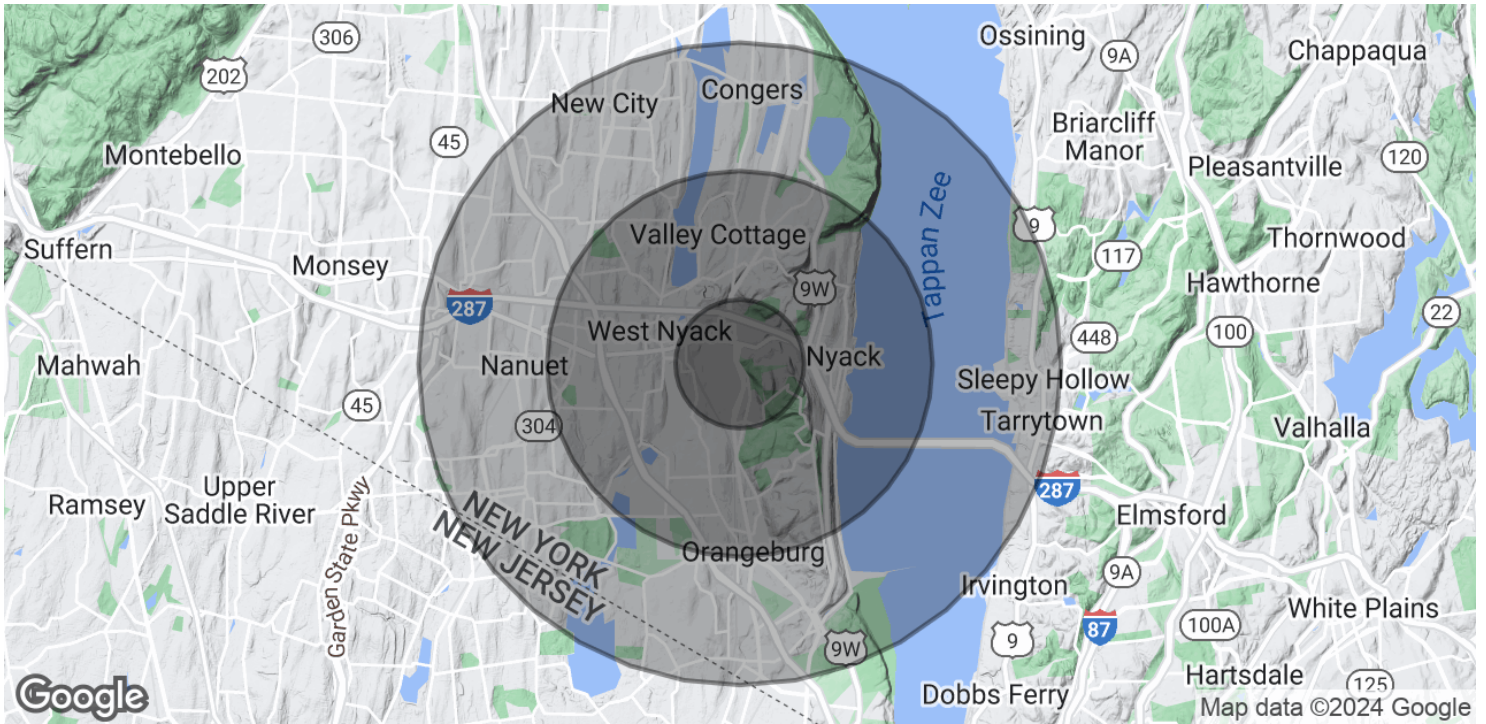
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,822	43,291	147,257
Average Age	41	44	42
Average Age (Male)	39	42	40
Average Age (Female)	43	45	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,369	16,149	50,756
# of Persons per HH	2.8	2.7	2.9
Average HH Income	\$146,411	\$174,200	\$170,519
Average House Value	\$641,568	\$699,980	\$674,555

Demographics data derived from AlphaMap

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