

Neighborhood Shopping Center Retail Spaces For Lease

WEST SHORE PLAZA
580 Route 303, Blauvelt, NY 10913



Established Neighborhood Center on Route 303 in Blauvelt

Abundant Parking 115 Spaces | Prominent Signage

156 Feet of Frontage on Route 303

Retail | Office | Medical Uses

Units Available: 650sf | 1180sf

Strong Demographics

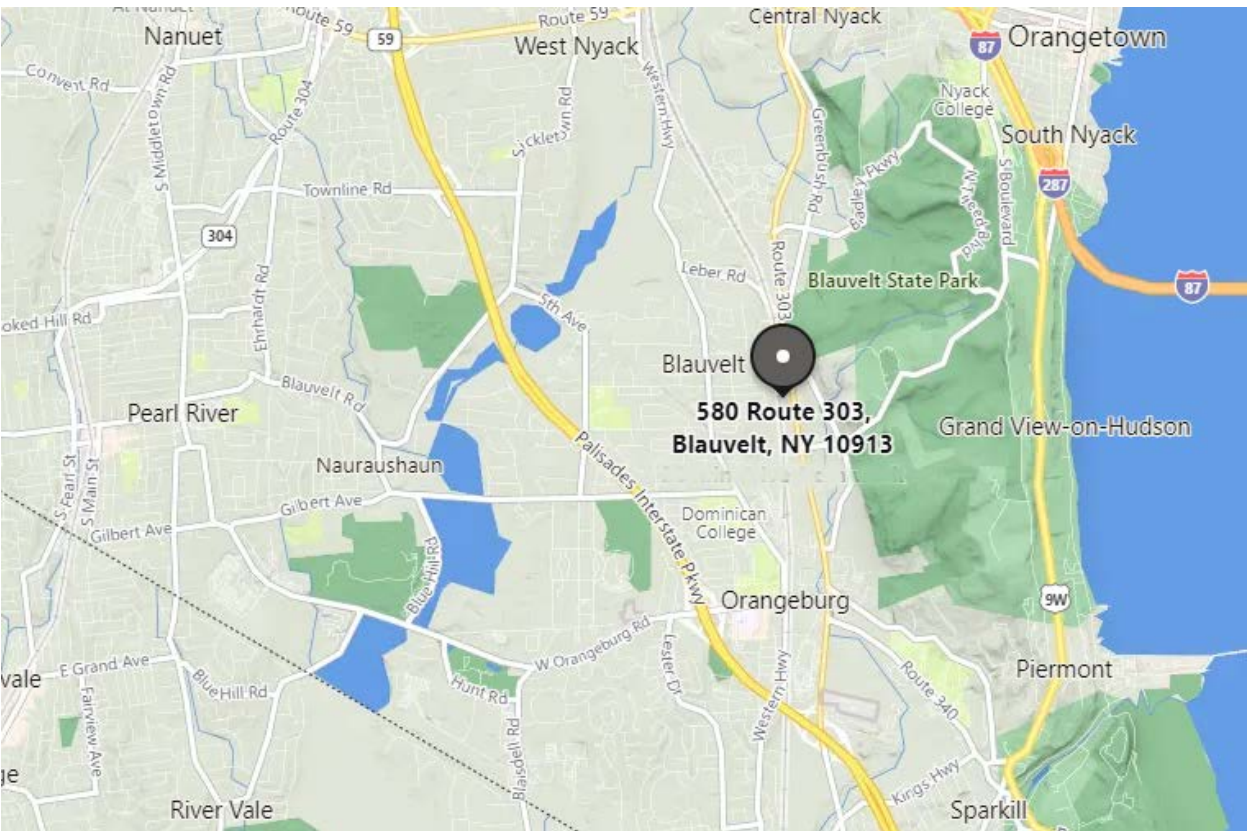
AADT: 25,000 CPD.

Easy Access to Route 59, NYS Thruway, Palisades Parkway

Near Palisades Center, Large Industrial & Office Parks, Residential Neighborhoods

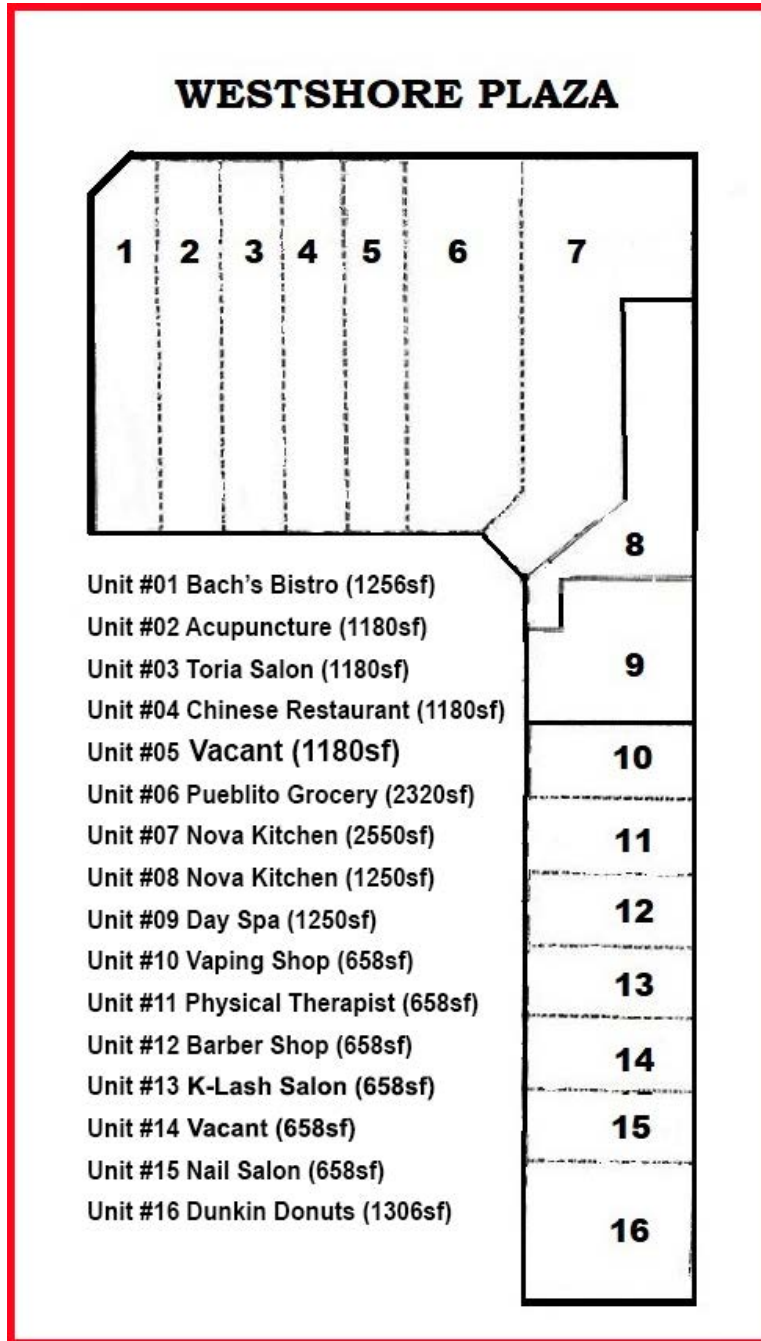
Join: Nova Kitchen, Dunkin Donuts, Bach's Bistro, Pueblito Latino, Imagine Properties,
Sweet Life Candies, Cely's Nails & Other Retailers

Maps




The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective tenant of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on part upon information supplied by sources deemed reliable.

Site Plan



Demographics

Demographic Summary Report

Westshore Plaza				
580 Route 303, Blauvelt, NY 10913				
Building Type: General Retail Secondary: Storefront Retail/Office GLA: 18,600 SF Year Built: 1992				
				
Radius	2 Mile	3 Mile	5 Mile	
Population				
2027 Projection	16,000	49,167	142,854	
2022 Estimate	15,894	48,669	142,138	
2010 Census	15,623	46,749	137,942	
Growth 2022 - 2027	0.67%	1.02%	0.50%	
Growth 2010 - 2022	1.73%	4.11%	3.04%	
2022 Population by Hispanic Origin	2,160	6,351	22,338	
2022 Population	15,894	48,669	142,138	
White	12,585 79.18%	38,433 78.97%	112,930 79.45%	
Black	1,359 8.55%	4,661 9.58%	9,561 6.73%	
Am. Indian & Alaskan	61 0.38%	183 0.38%	740 0.52%	
Asian	1,520 9.56%	4,304 8.84%	15,936 11.21%	
Hawaiian & Pacific Island	15 0.09%	42 0.09%	103 0.07%	
Other	355 2.23%	1,045 2.15%	2,868 2.02%	
U.S. Armed Forces	0	14	14	
Households				
2027 Projection	5,003	17,917	51,494	
2022 Estimate	4,962	17,736	51,233	
2010 Census	4,810	16,983	49,616	
Growth 2022 - 2027	0.83%	1.02%	0.51%	
Growth 2010 - 2022	3.16%	4.43%	3.26%	
Owner Occupied	3,960 79.81%	12,818 72.27%	36,868 71.96%	
Renter Occupied	1,002 20.19%	4,918 27.73%	14,365 28.04%	
2022 Households by HH Income	4,962	17,736	51,233	
Income: <\$25,000	386 7.78%	1,614 9.10%	4,384 8.56%	
Income: \$25,000 - \$50,000	432 8.71%	1,656 9.34%	5,423 10.58%	
Income: \$50,000 - \$75,000	519 10.46%	1,872 10.55%	4,965 9.69%	
Income: \$75,000 - \$100,000	459 9.25%	1,892 10.67%	5,212 10.17%	
Income: \$100,000 - \$125,000	615 12.39%	2,382 13.43%	6,230 12.16%	
Income: \$125,000 - \$150,000	332 6.69%	1,375 7.75%	4,217 8.23%	
Income: \$150,000 - \$200,000	764 15.40%	2,463 13.89%	7,116 13.89%	
Income: \$200,000+	1,455 29.32%	4,482 25.27%	13,686 26.71%	
2022 Avg Household Income	\$160,136	\$149,269	\$152,385	
2022 Med Household Income	\$130,271	\$119,248	\$122,601	

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