

**NYACK KNOLLS**

37 ROUTE 59 EAST, NYACK, NY 10960



**OFFERING SUMMARY**

Available SF: 1,350 - 3,870 SF

Lease Rate: Call For Details

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Neighborhood Center | Premium Retail Location

**PROPERTY HIGHLIGHTS**

- Premium Retail Location - Available Immediately
- 1,350 SF | 15' x 90' | In-line
- 2,520 SF | 28' x 90' | End Cap
- 1,800 SF | End Cap
- Can Be Combined: 3,870 SF
- Densely Populated Marketplace
- Busy State Route 59
- Excellent Location For: Dollar Store, Auto Parts, or Urgent Care
- Near by Attractions: Nyack Hospital and Downtown Nyack
- Convenient Access: NY Thruway and Mario Cuomo Bridge
- 25,400 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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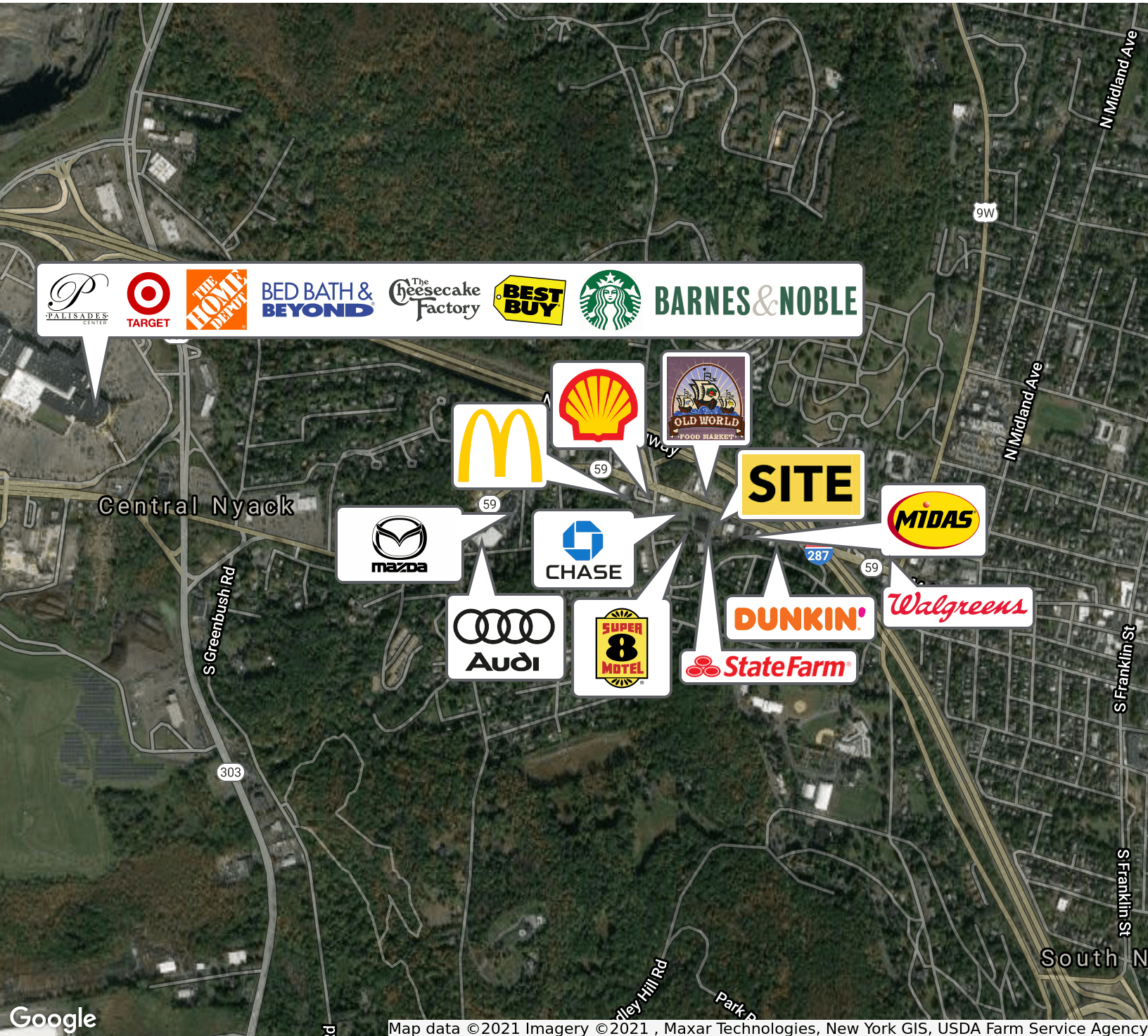
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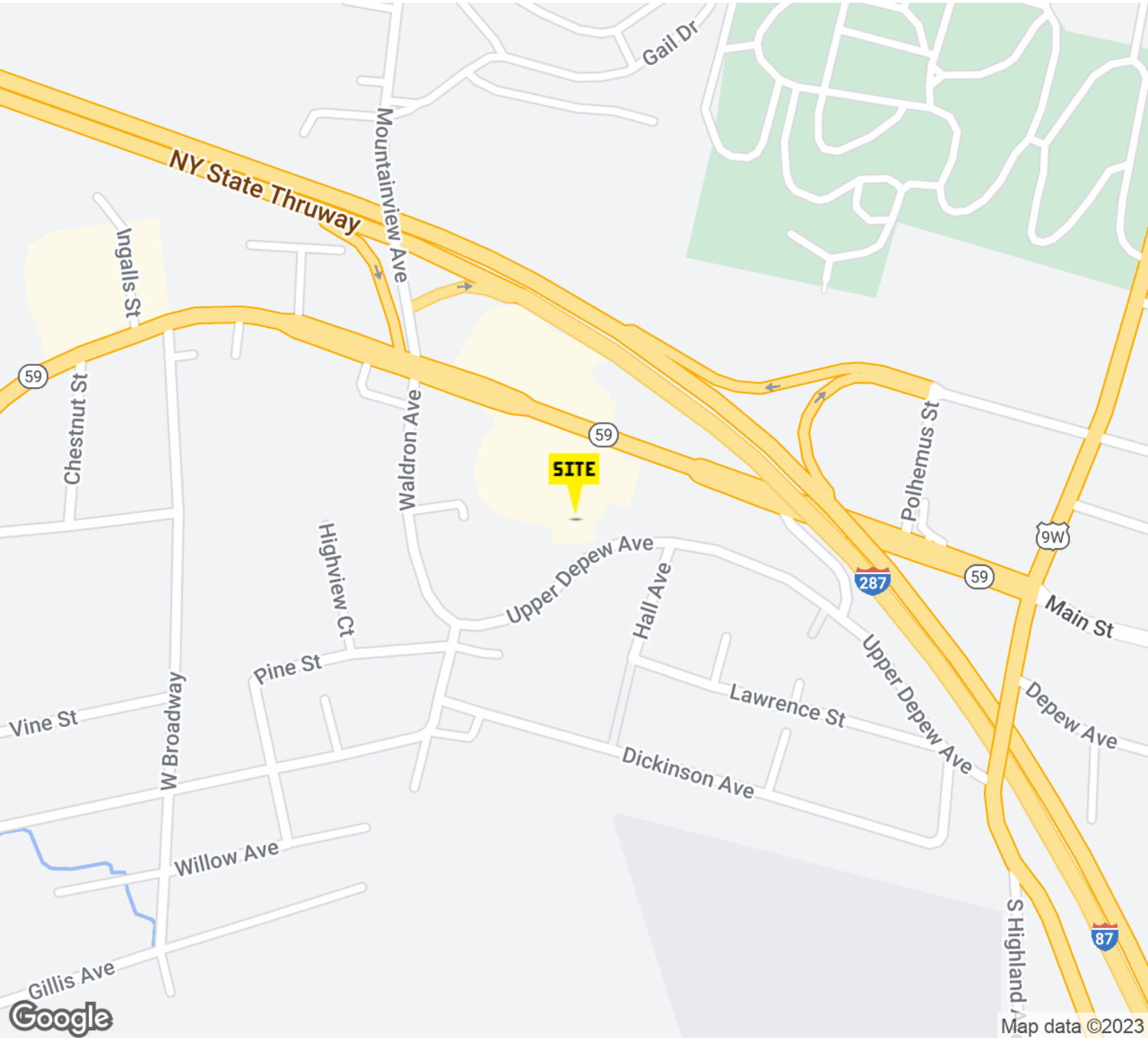
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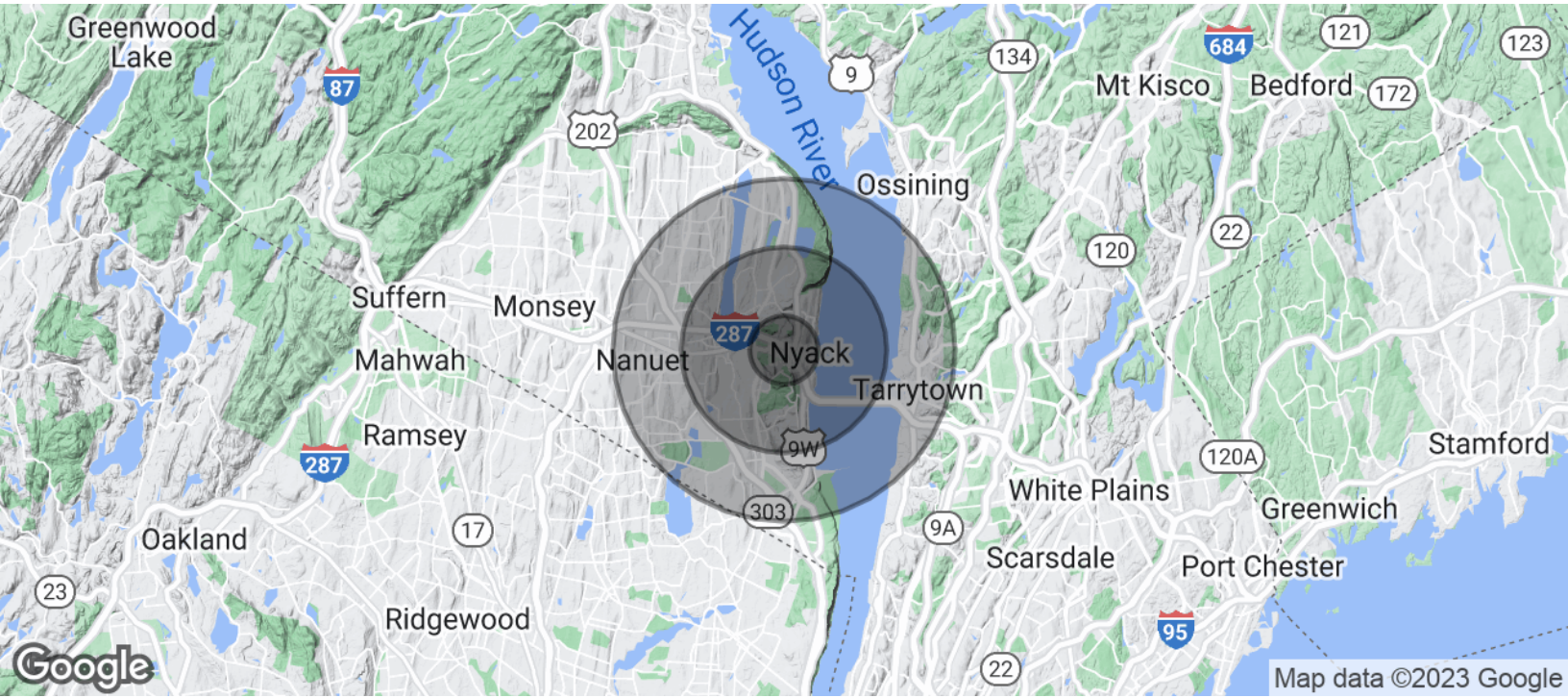
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,177	44,432	117,446
Average age	36.8	39.1	40.6
Average age (Male)	36.5	37.6	39.3
Average age (Female)	37.8	40.7	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,515	15,468	41,045
# of persons per HH	2.5	2.9	2.9
Average HH income	\$89,955	\$105,810	\$114,675
Average house value	\$713,262	\$608,662	\$592,720

\* Demographic data derived from 2020 ACS - US Census

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