

WEST NYACK, NY

160 NORTH ROUTE 303, WEST NYACK, NY 10994

UP TO 20,000 SF

FLEX OFFICE WAREHOUSE/RETAIL

OFFERING SUMMARY

Available SF: Up to 20,000 SF

Potential Pad Site: 2,000 SF

Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

1.5 Acres of Paved Parking Lot For Lease

PROPERTY HIGHLIGHTS

- Available Immediately
- Approx. 1.5 Acres of Paved Parking Lot Area with Security Fences
- 35,000 SF on 4.3 Acres
- Abundant Parking
- Excellent Highway Location Right off of Route 303 and the NY Thruway
- Convenient Access to NYS Thruway, Palisades Parkway and Garden State Parkway
- Fully Renovated - Can Be Subdivided
- 131,000+ Daily Car Count (NY State Thruway) 22,300+ Daily Car Count (Route 303)
- Excellent Exposure & Visibility

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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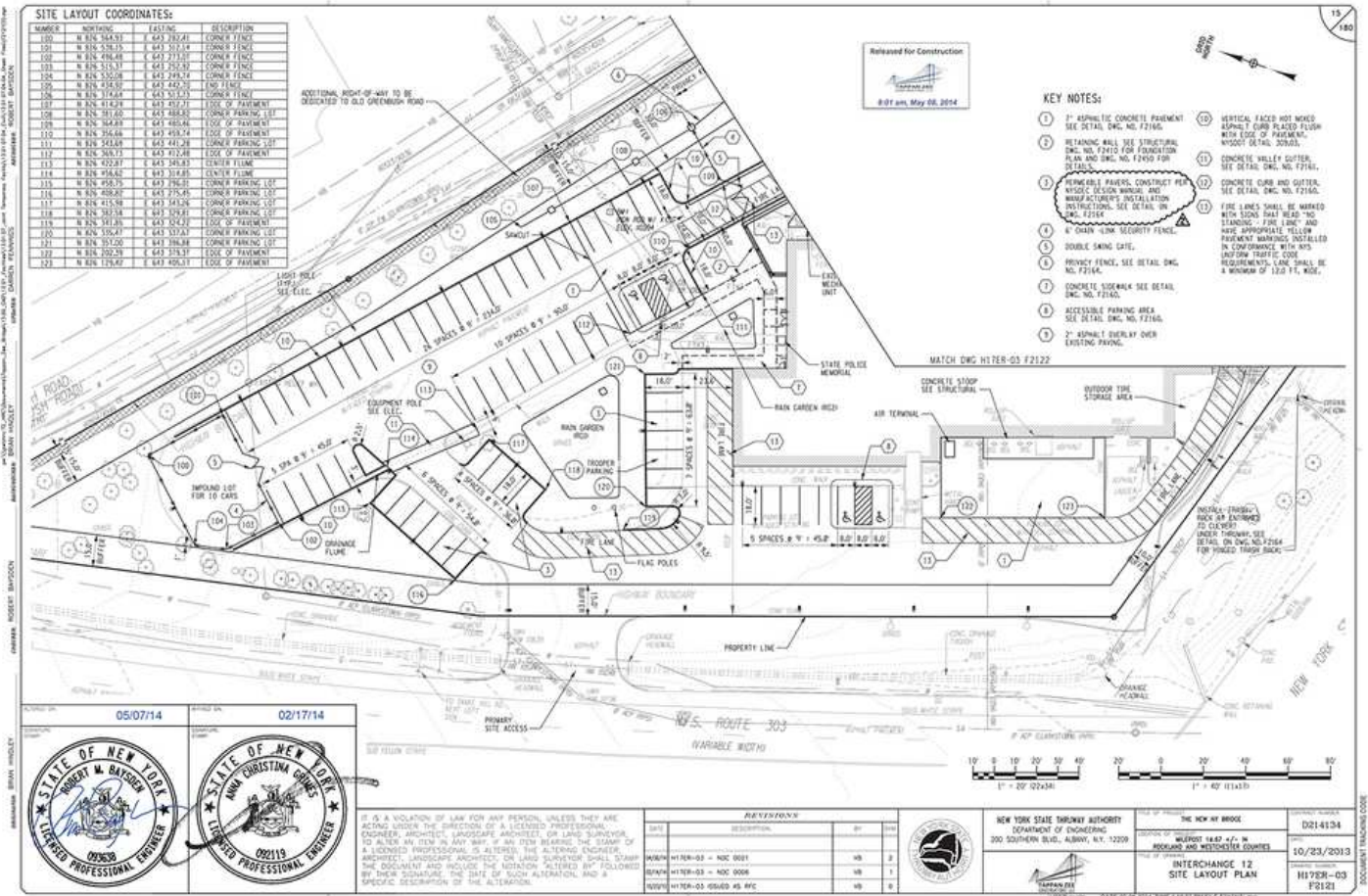
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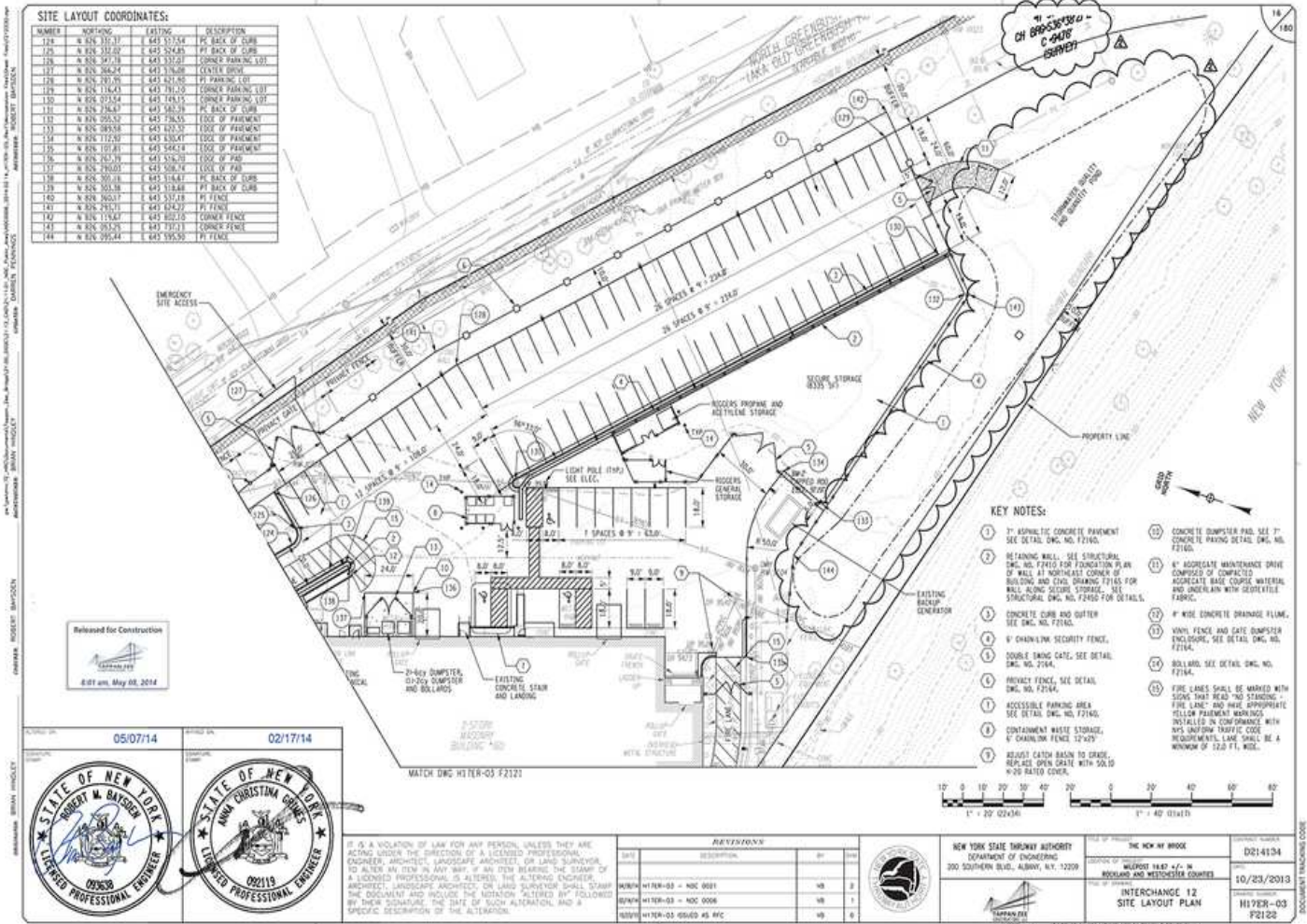
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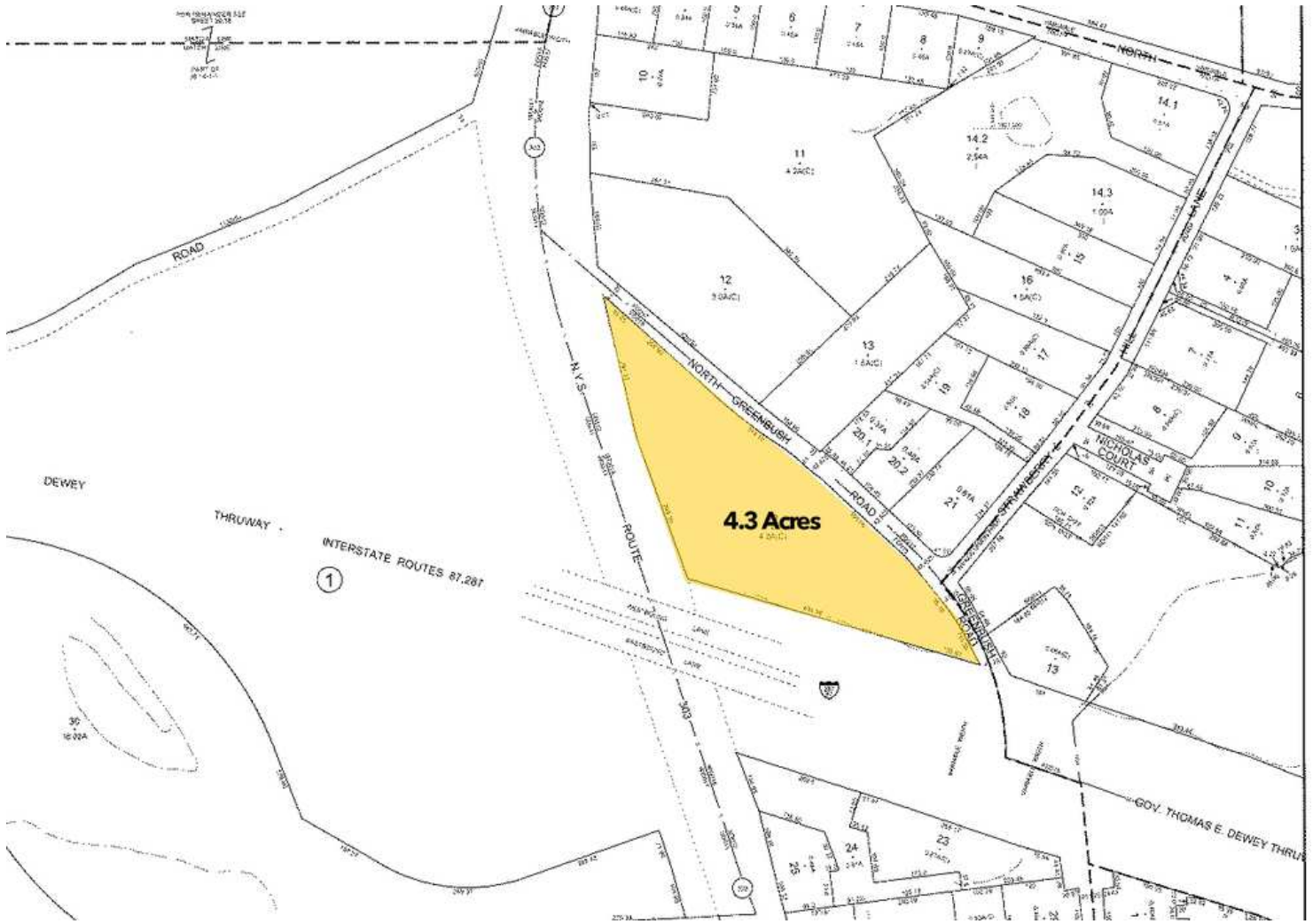
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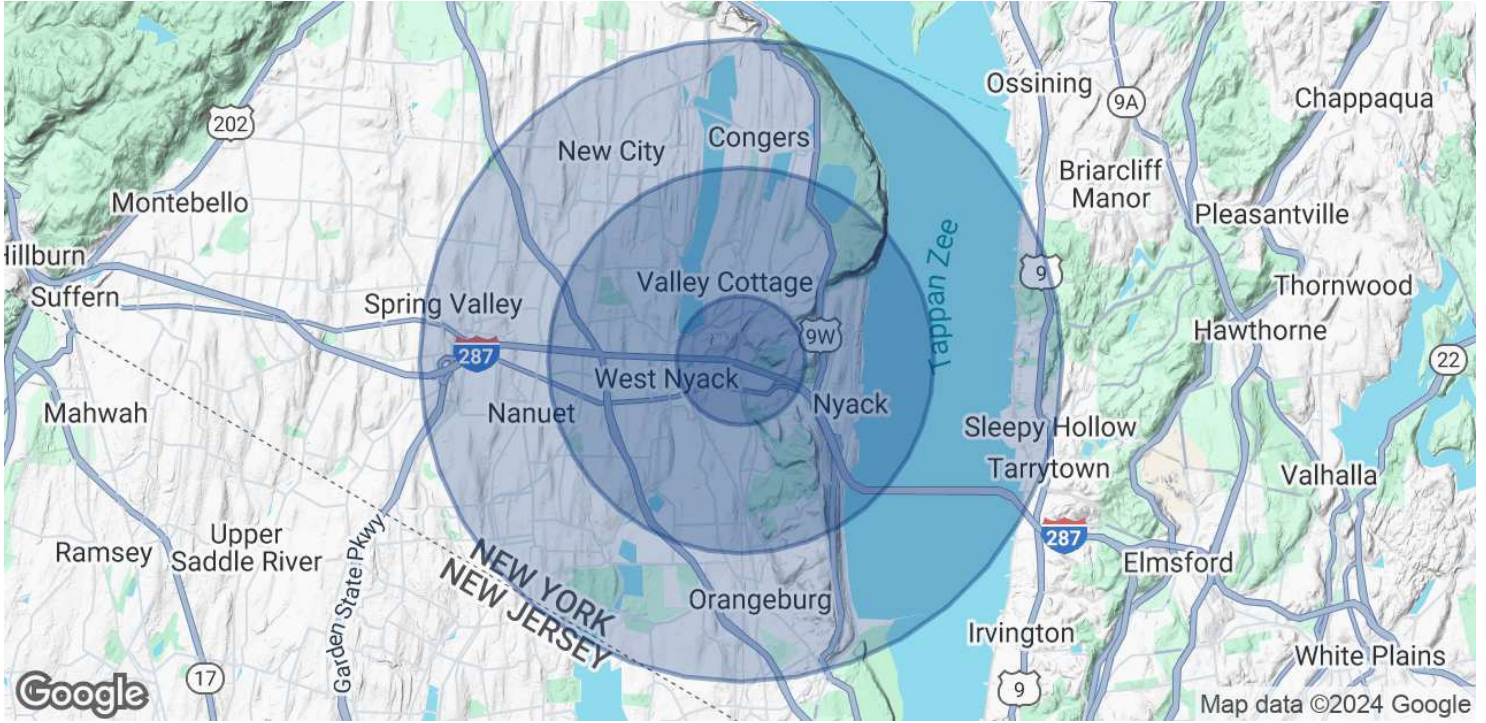
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,665	45,808	132,478
Average Age	39.8	40.9	41.0
Average Age (Male)	40.6	38.7	39.5
Average Age (Female)	39.7	42.4	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,051	15,931	45,474
# of Persons per HH	2.3	2.9	2.9
Average HH Income	\$94,463	\$112,020	\$115,330
Average House Value	\$638,699	\$595,042	\$577,571

* Demographic data derived from 2020 ACS - US Census

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