

# 161 SOUTH MIDDLETOWN ROAD

NANUET, NY 1054

RETAIL PROPERTY FOR LEASE

FDC

YB  
845-507  
MONDAY  
TUESDAY  
WEDNESDAY  
THURSDAY  
FRIDAY  
SATURDAY  
SUNDAY



## Property Description

Discover a prime leasing opportunity at this exceptional property on South Middletown Road in Nanuet, NY. Boasting modern design and versatile floor plans, this well-maintained space offers a professional environment for a range of businesses. Abundant natural light floods the interior, creating a warm and inviting atmosphere for employees and clients alike. With ample parking and easy access to major transportation routes, including highways and public transit, commuting is a breeze. Tenants will appreciate the convenience of nearby amenities such as dining, retail, and services. This property presents an ideal canvas for businesses seeking a dynamic and accessible location in Nanuet. 1,200 SF at \$28 PSF+\$9.52 PSF NNN. Vacant space in Village Plaza is 2 stores combined into 1. Each space is 600 SF.

## Offering Summary

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,200 SF
Building Size:	1,200 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	421	1,139	3,107
Total Population	989	2,935	8,674
Average HH Income	\$133,183	\$150,417	\$160,407

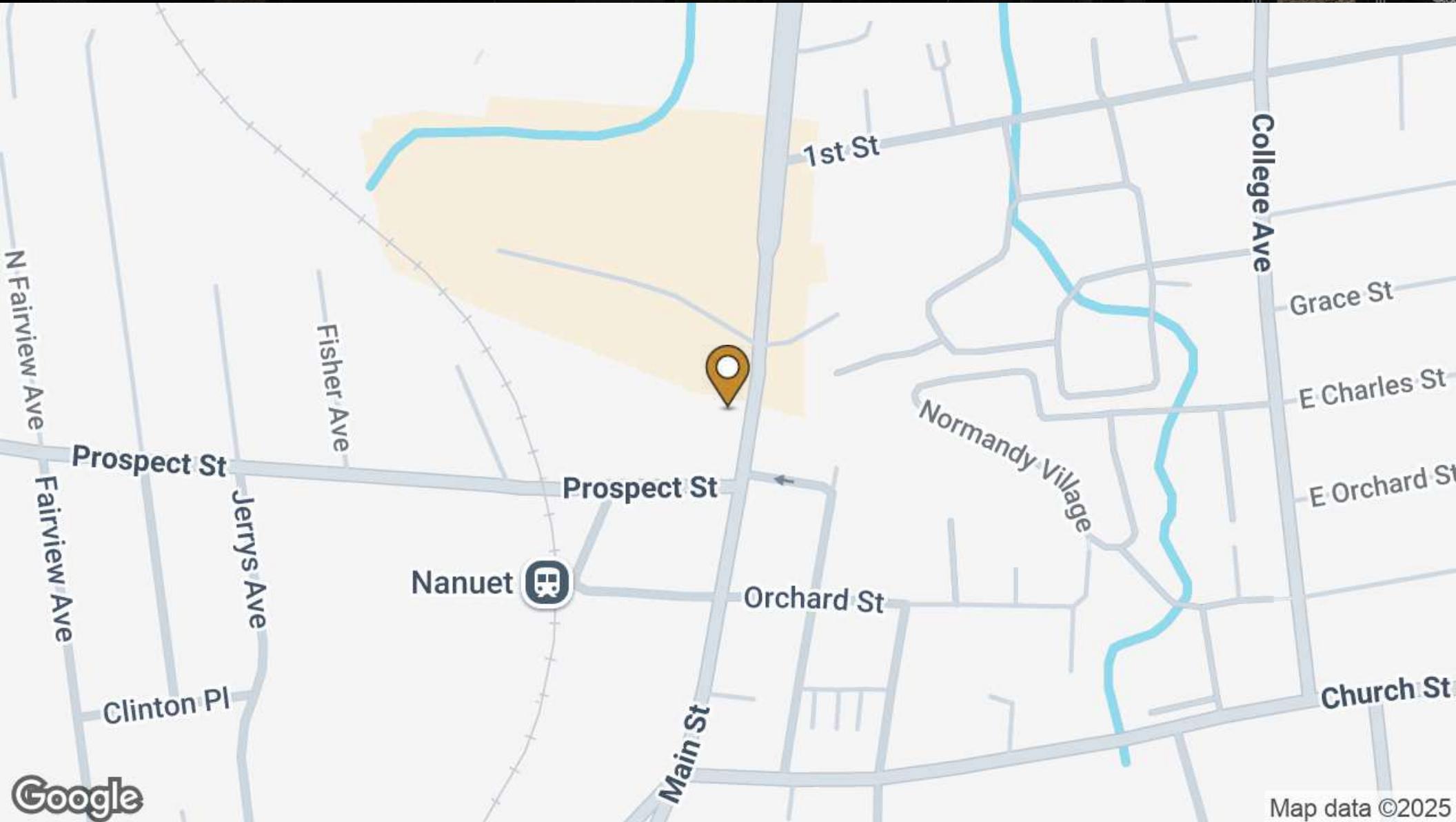
# 161 SOUTH MIDDLETON ROAD

NANUET, NY 1054

RETAIL PROPERTY FOR LEASE

FDC

845-507  
MONDAY  
TUESDAY  
WEDNESDAY  
THURSDAY  
FRIDAY  
SATURDAY  
SUNDAY



Jason Horowitz Broker of Record 845.323.9177 Jason@TriforceCRE.com

triforcecre.com

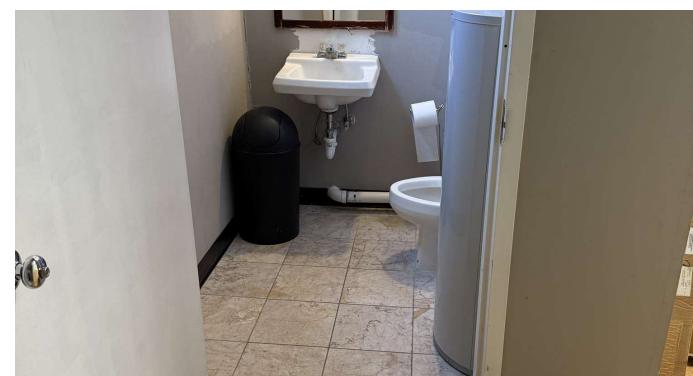
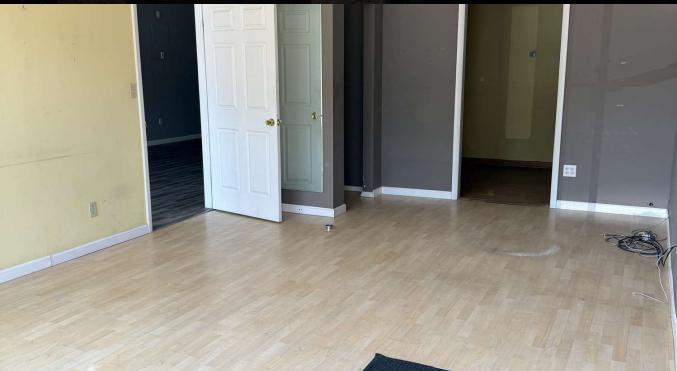


# 161 SOUTH MIDDLETOWN ROAD

NANUET, NY 1054

RETAIL PROPERTY FOR LEASE

YB  
845-507  
MONDAY  
TUESDAY  
WEDNESDAY  
THURSDAY  
FRIDAY  
SATURDAY  
SUNDAY



Jason Horowitz Broker of Record 845.323.9177 [Jason@TriforceCRE.com](mailto:Jason@TriforceCRE.com)

[triforcecre.com](http://triforcecre.com)



# 161 SOUTH MIDDLETOWN ROAD

NANUET, NY 10954

FDC

RETAIL PROPERTY FOR LEASE

845-507  
MONDAY  
TUESDAY  
WEDNESDAY  
THURSDAY  
FRIDAY  
SATURDAY  
SUNDAY

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	989	2,935	8,674
Average Age	46	45	43
Average Age (Male)	44	43	41
Average Age (Female)	49	47	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	421	1,139	3,107
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$133,183	\$150,417	\$160,407
Average House Value	\$472,153	\$521,267	\$555,751

Demographics data derived from AlphaMap

