

230 N MIDDLETOWN RD

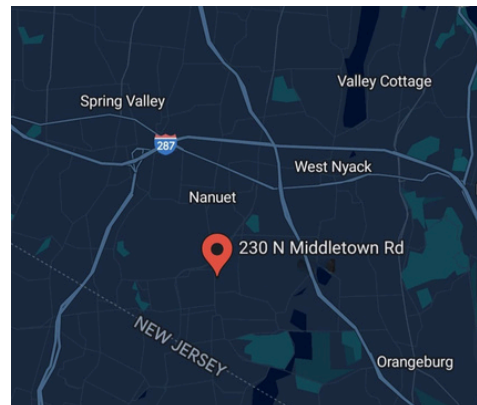
**NOVA NORTH
COMMERCIAL**

PEARL RIVER, NEW YORK



AVAILABLE FOR SALE OR LEASE

- HIGH-VISIBILITY CORNER LOCATION
- 212' FRONTAGE ON N MIDDLETOWN RD
- 2,160 SF BUILDING
- 1.5 ACRES
- 30 PARKING SPOTS
- ZONED CO
- DRIVE-THRU IN PLACE
- VAULT IN PLACE



GREAT LOCATION

- 📍 MINUTES TO NJ BORDER, ROUTE 304, PALISADES PARKWAY, & THE SHOPS AT NANUET
- 🏠 SURROUNDED BY OFFICES, BUSINESSES, & RESIDENTIAL NEIGHBORHOODS
- 📍 STRONG MIX OF NATIONAL RETAILERS AND LOCAL BUSINESSES IN IMMEDIATE VICINITY

STRONG DEMOGRAPHICS

- 👤 EST. POPULATION
1 MI | 11,594 2MI | 65,605 5MI | 226,804
- 💰 MEDIAN HH INCOME
1 MI | \$145,470 2MI | \$140,000
- 👤 EST. HOUSEHOLDS
1 MI | 4,237 2MI | 22,436 5MI | 70,653

CALL FOR PRICING

**CHAIM
VOLVOVITZ**

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