

123 E ROUTE 59

NANUET, NY 10954

RETAIL PROPERTY FOR LEASE



Property Description

Incredible opportunity to rent retail spaces in the heart of Rockland County's Commercial District located on Route 59 in Nanuet, NY. NYS DOT states that in 2023 the Annual Average Daily Traffic is 31,126 cars. The space was previously a bank which contained a drive thru. The property is in the CS (Community Shopping) Zone. One can rent 2,000 SF up to 5,800 SF. The 2,000 SF does not currently have a door into the space and one would need to be installed.

Property Highlights

- Prime location on bustling Route 59
- High visibility with ample signage opportunities
- Spacious and versatile floor plan
- Modern and well-maintained building

Offering Summary

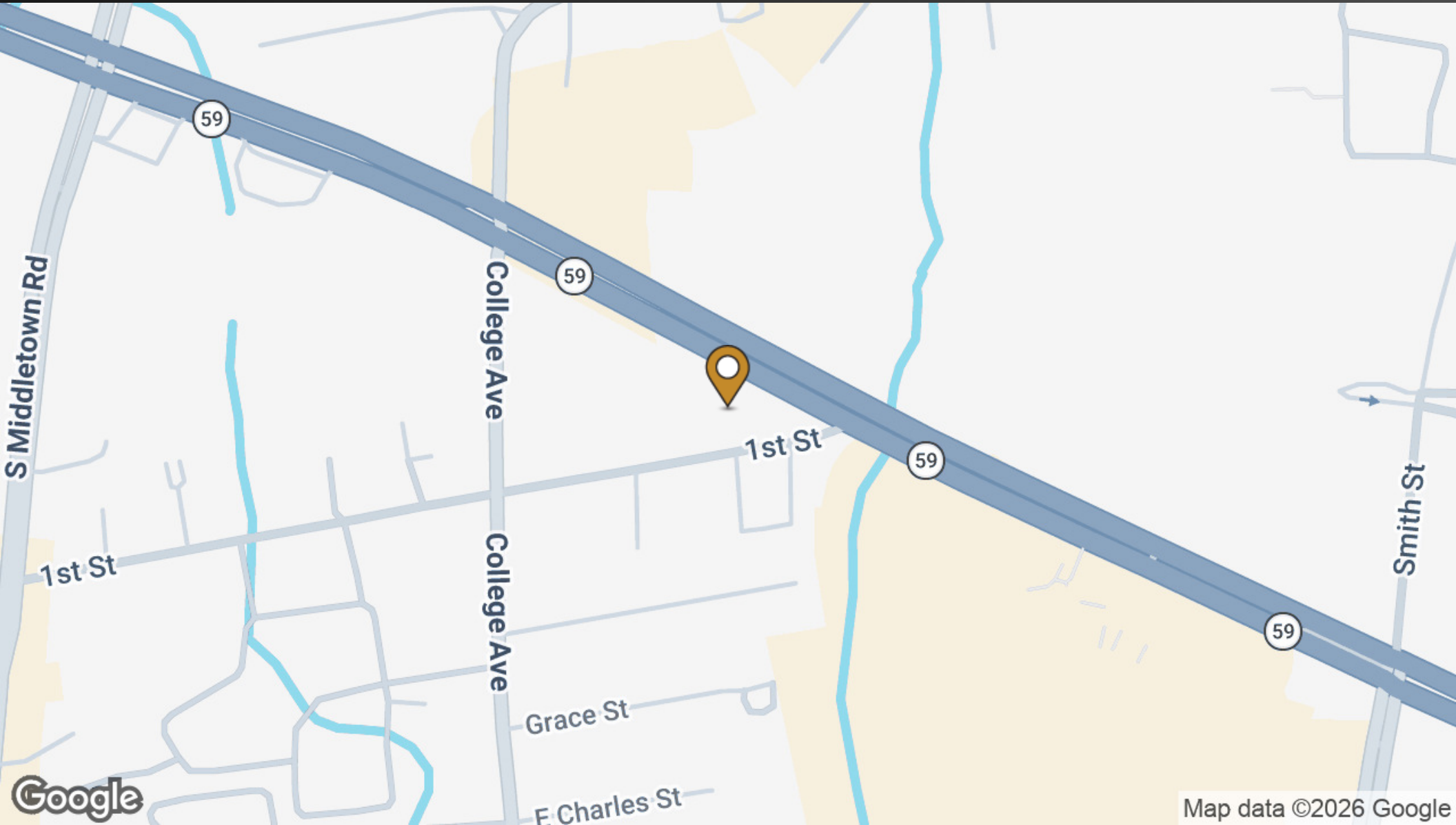
| | |
|----------------|---------------------------|
| Lease Rate: | \$23.50-29.50 SF/yr (NNN) |
| Available SF: | 2,000-5,800 SF |
| Lot Size: | 0.51 Acres |
| Building Size: | 8,400 SF |

| Demographics | 0.3 Miles | 0.5 Miles | 1 Mile |
|-------------------|-----------|-----------|-----------|
| Total Households | 525 | 992 | 3,072 |
| Total Population | 1,165 | 2,294 | 8,295 |
| Average HH Income | \$118,938 | \$126,156 | \$151,265 |

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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 1,165 | 2,294 | 8,295 |
| Average Age | 47 | 46 | 44 |
| Average Age (Male) | 45 | 44 | 42 |
| Average Age (Female) | 49 | 49 | 46 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 525 | 992 | 3,072 |
| # of Persons per HH | 2.2 | 2.3 | 2.7 |
| Average HH Income | \$118,938 | \$126,156 | \$151,265 |
| Average House Value | \$438,783 | \$460,883 | \$556,221 |

Demographics data derived from AlphaMap

