

# Freestanding Pad Site Available



44 South Liberty Drive (Route 9 W) Stony Point, NY

## **Property Highlights**

- Situated in the heart of the Stony Point market
- Prime location in northern Rockland County
- 2,400 SF for lease with a proposed drive-thru
- Prominent pylon signage opportunity
- Ample parking available
- Out-parcel to Patriot Square Shopping Center (100% occupied)
- Attractive storefront with great visibility to highway traffic
- Signalized entrance intersection on Route 9

### **Financials**

- Asking rent: Upon request
- NNN: \$9.00 PSF

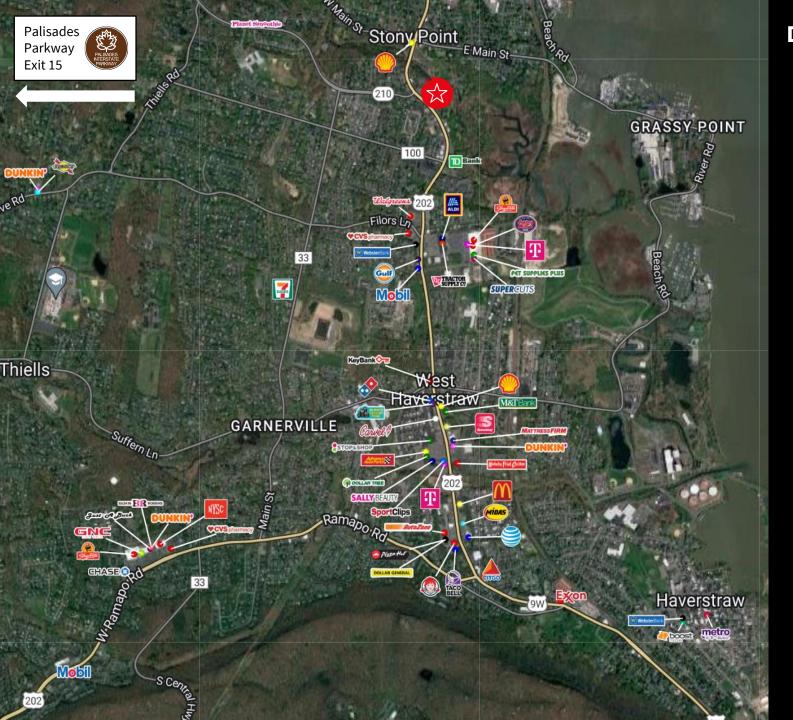
#### **Traffic Counts**

- South Liberty Drive (Route 9 W): 15,953 VPD
- Central Drive: 11,589 VPD









# **Demographics**



**49,740** Population



\$97,741

Med. HH Income



10,738

**Employees** 

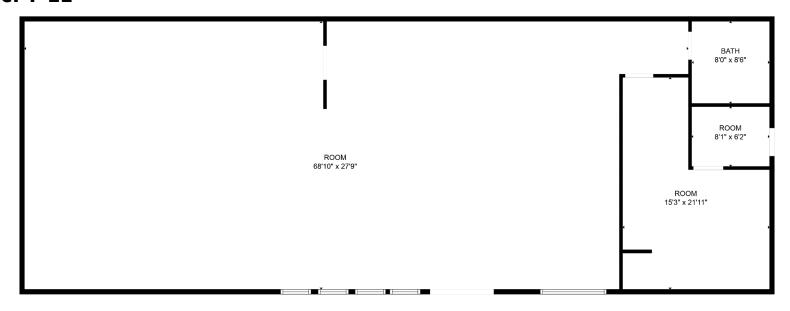


1,512

**Businesses** 

Demographics taken within 3 miles Source: ESRI, 2023

# Floor Plan 2,400 SF Former 7-11



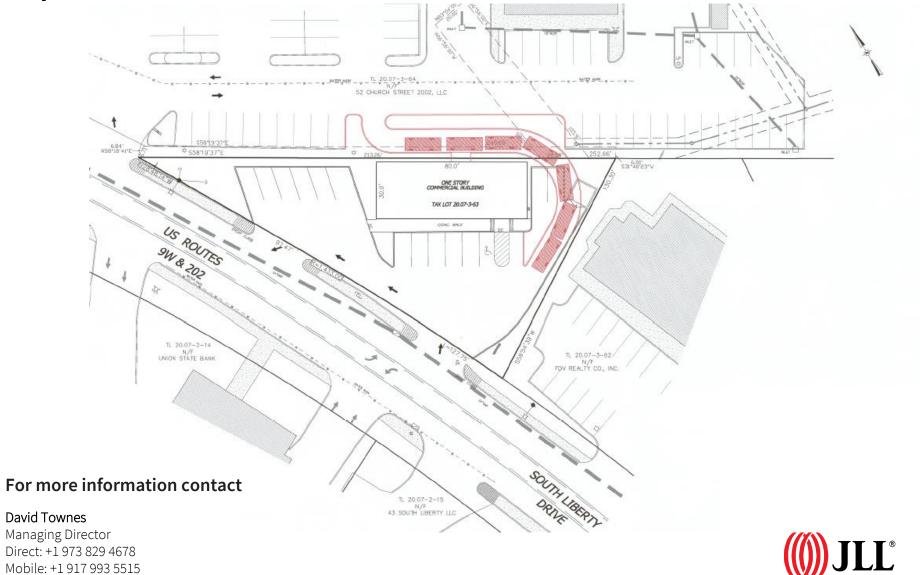






## **Proposed Drive-Thru**

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