



Freestanding Pad Site Available



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

Property Highlights

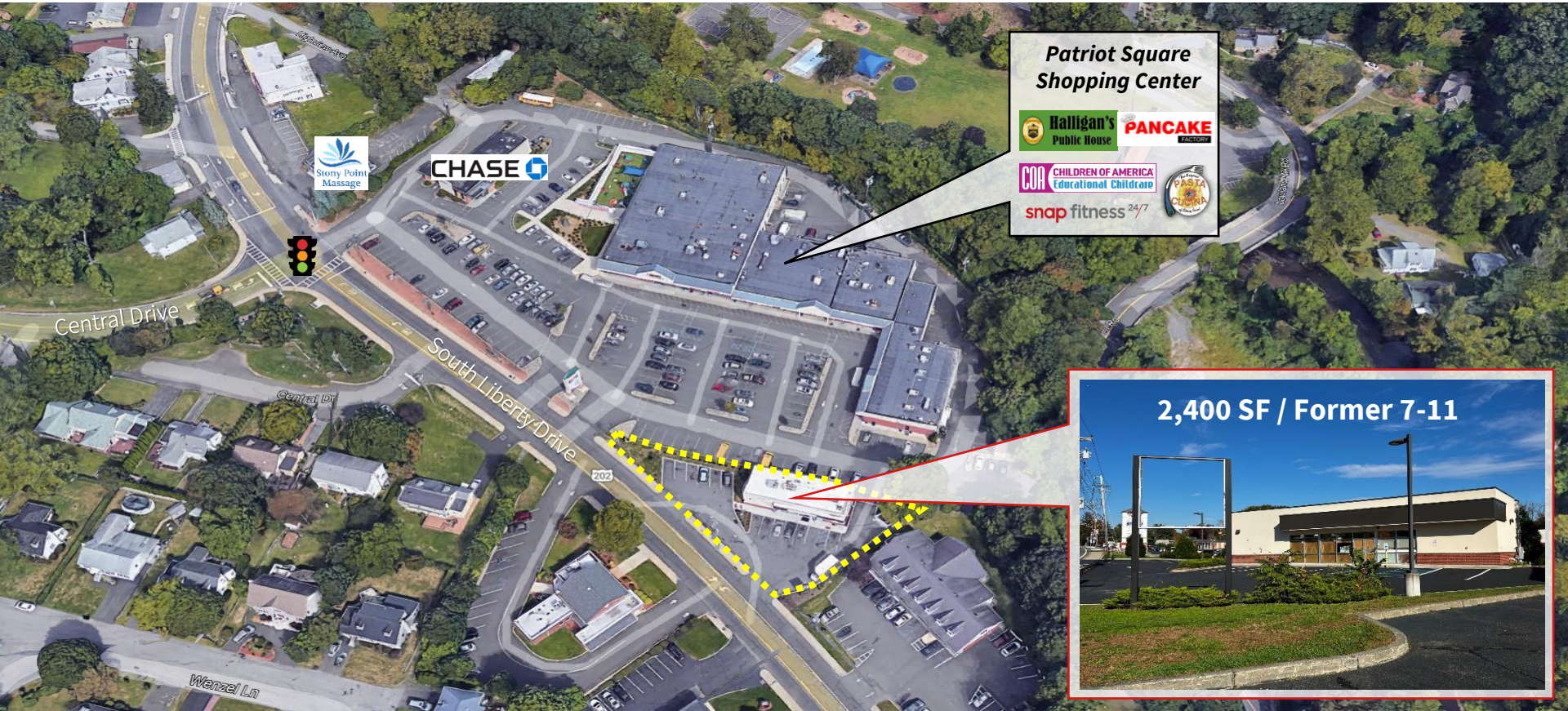
- Situated in the heart of the Stony Point market
- Prime location in northern Rockland County
- 2,400 SF for lease with a proposed drive-thru
- Prominent pylon signage opportunity
- Ample parking available
- Out-parcel to Patriot Square Shopping Center (100% occupied)
- Attractive storefront with great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

Financials

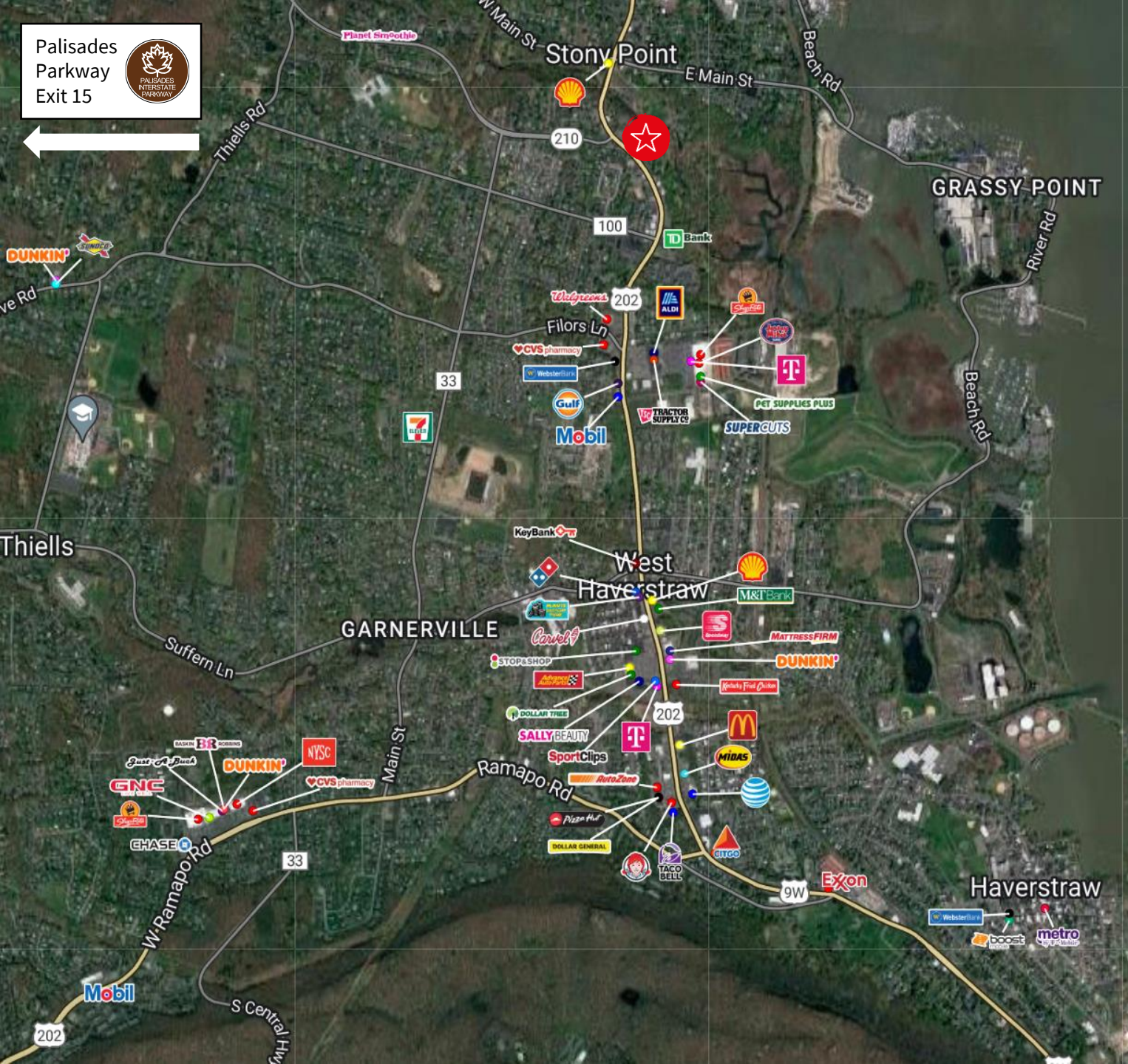
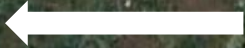
- Asking rent: Upon request
- NNN: \$9.00 PSF

Traffic Counts

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



Palisades Parkway
Exit 15



Demographics



49,740
Population



\$97,741
Med. HH Income



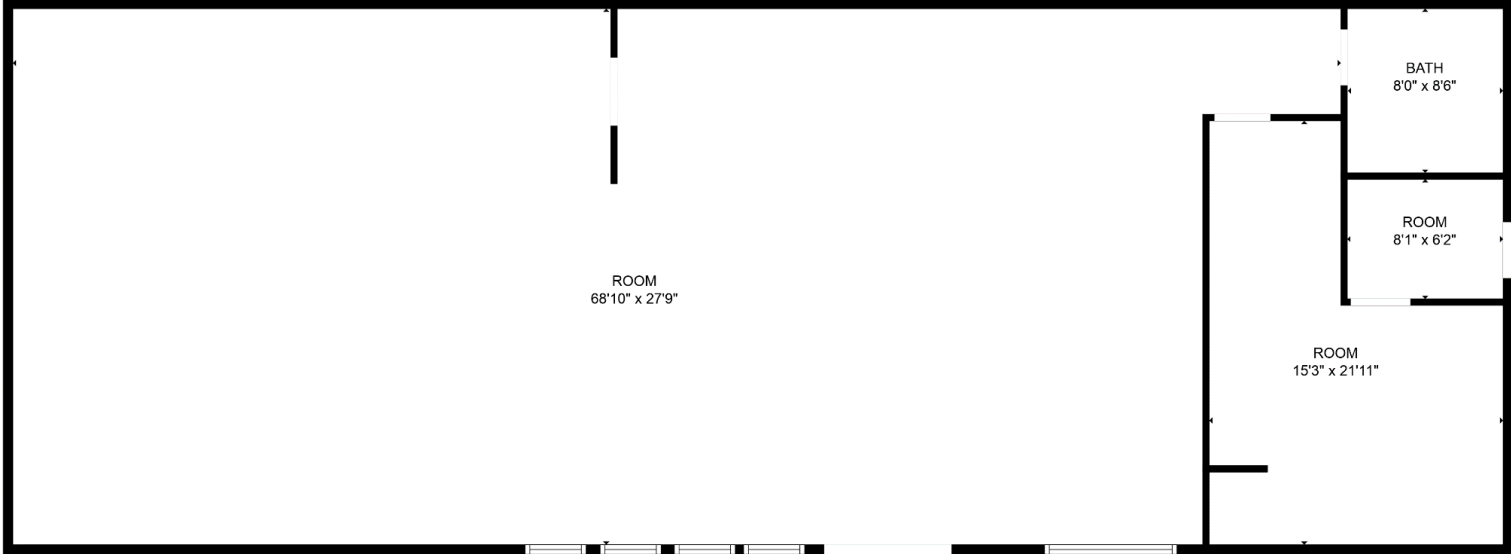
10,738
Employees



1,512
Businesses

Demographics taken within 3 miles
Source: ESRI, 2023

Floor Plan
2,400 SF
Former 7-11

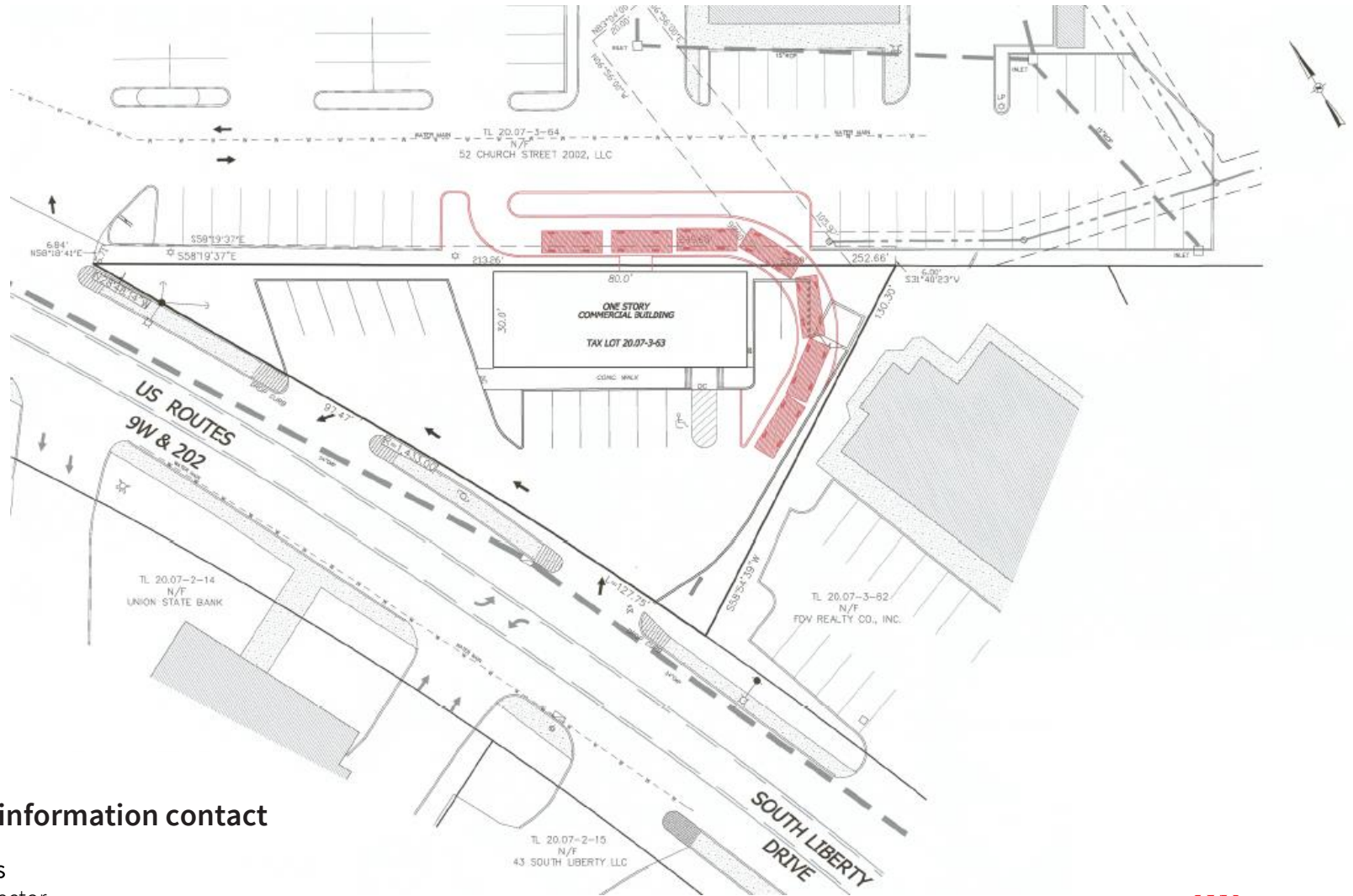


Leasing Plan

Palisades Parkway
Exit 15



Proposed Drive-Thru



For more information contact

David Townes
Managing Director
Direct: +1 973 829 4678
Mobile: +1 917 993 5515
david.townes@jll.com

