

**WEST HAVERSTRAW, NY**

51 S ROUTE 9W, WEST HAVERSTRAW, NY 10993



**OFFERING SUMMARY**

Sale Price: Call For Details

Available SF: Up to 55,000 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Industrial/Office Development Site For Sale

**PROPERTY HIGHLIGHTS**

- 4.6 Acre Development Site w/ Full Approvals
- Available Immediately
- 45,000 SF Development Building + 10,000 SF 2-Story Office
- 14,000 SF Existing Building Renovated in 2020
- Great for Self Storage, Medical Office or Warehouse
- Densely Populated Marketplace
- Excellent Exposure on Route 9W
- 48 Parking Spots
- Convenient Access to Route 9W, Route 303, Route 202 and the NY Thruway
- 12,800+ Vehicles Per Day

FOR MORE INFORMATION CONTACT:

**SCOTT MILICH**

201.703.9700 x139  
smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

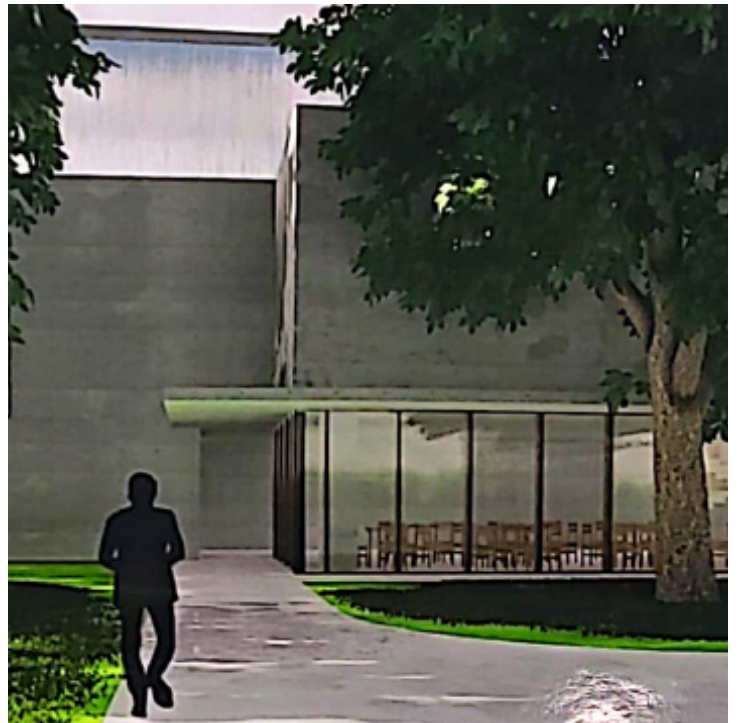
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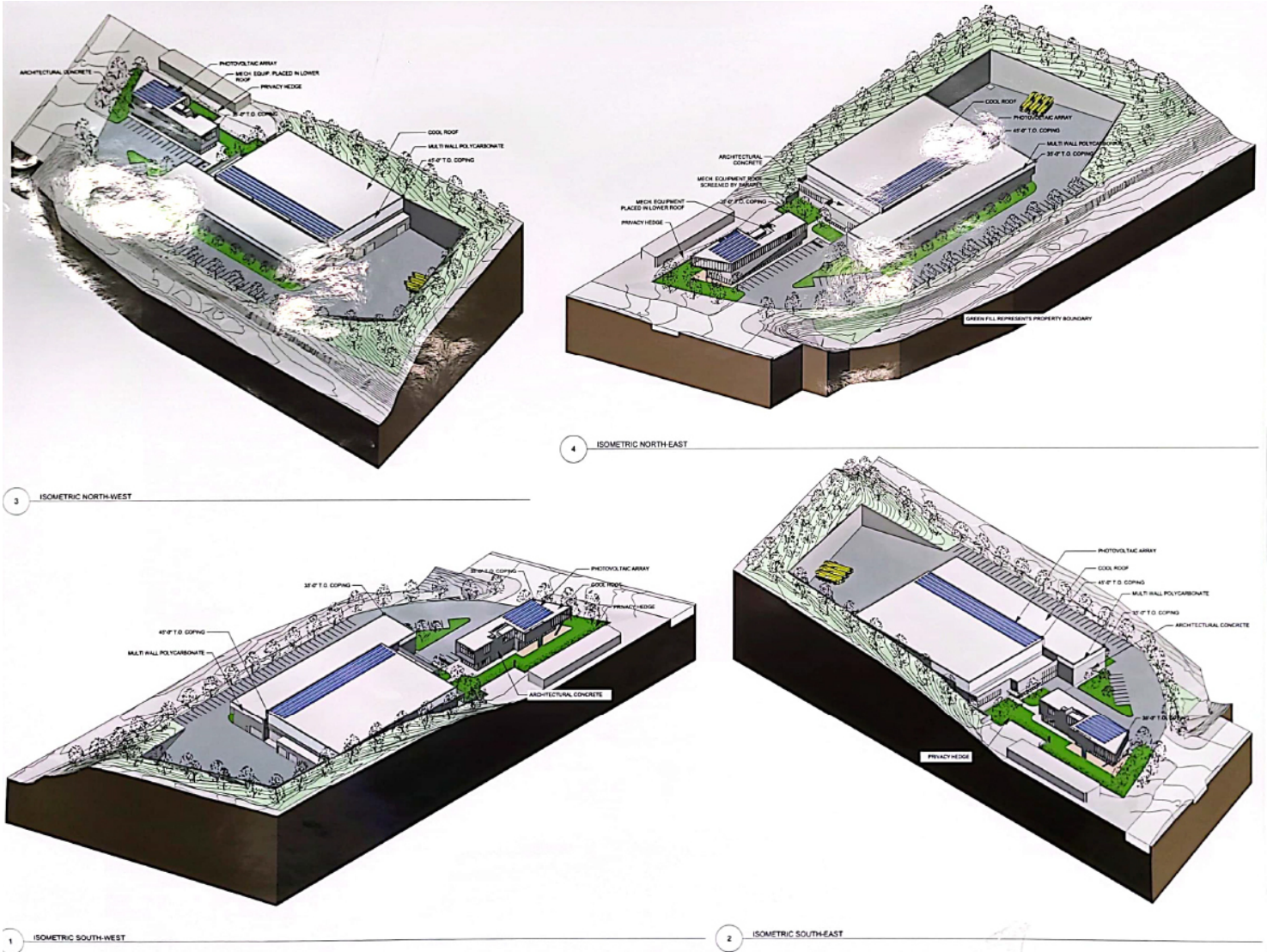
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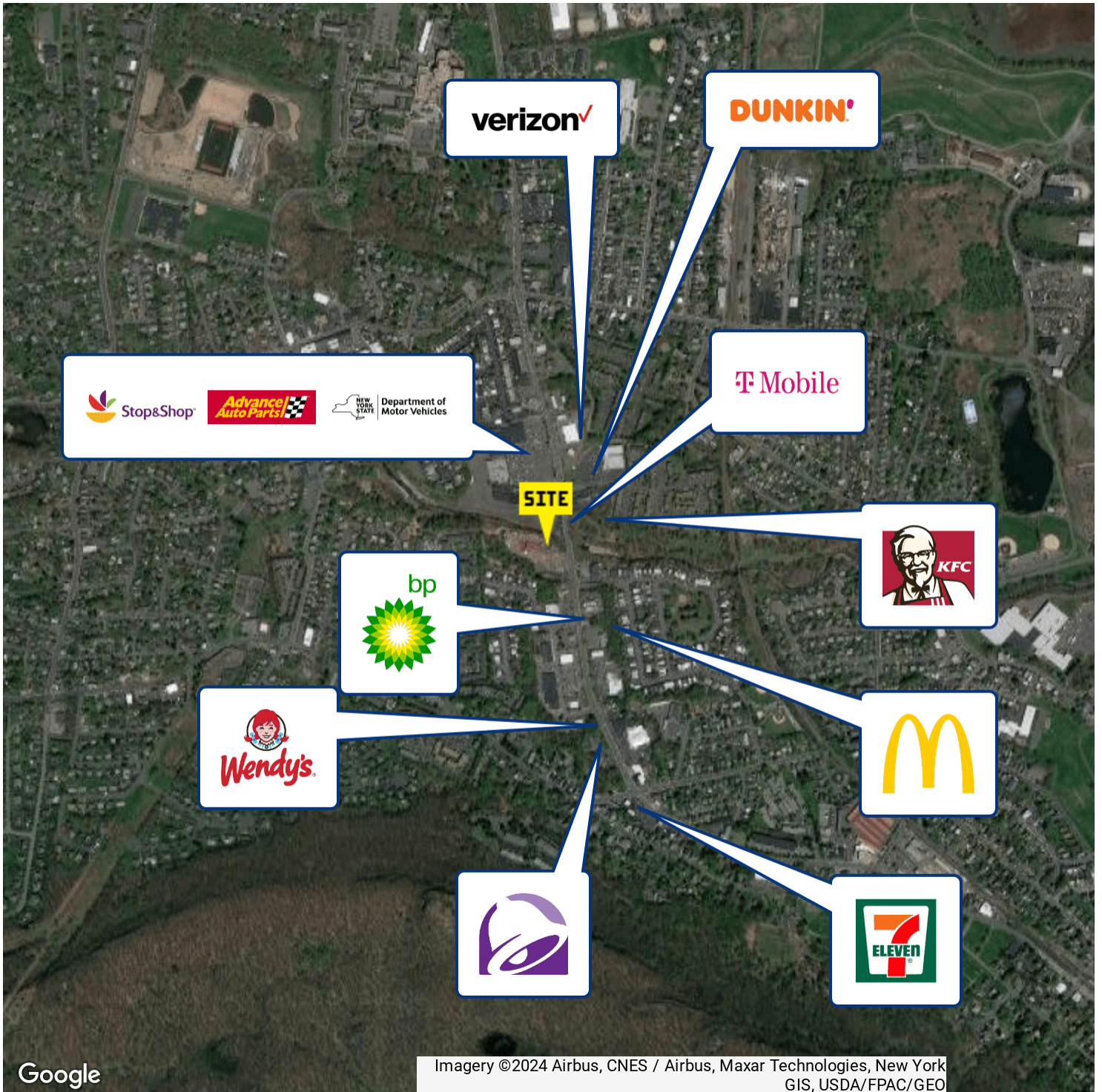
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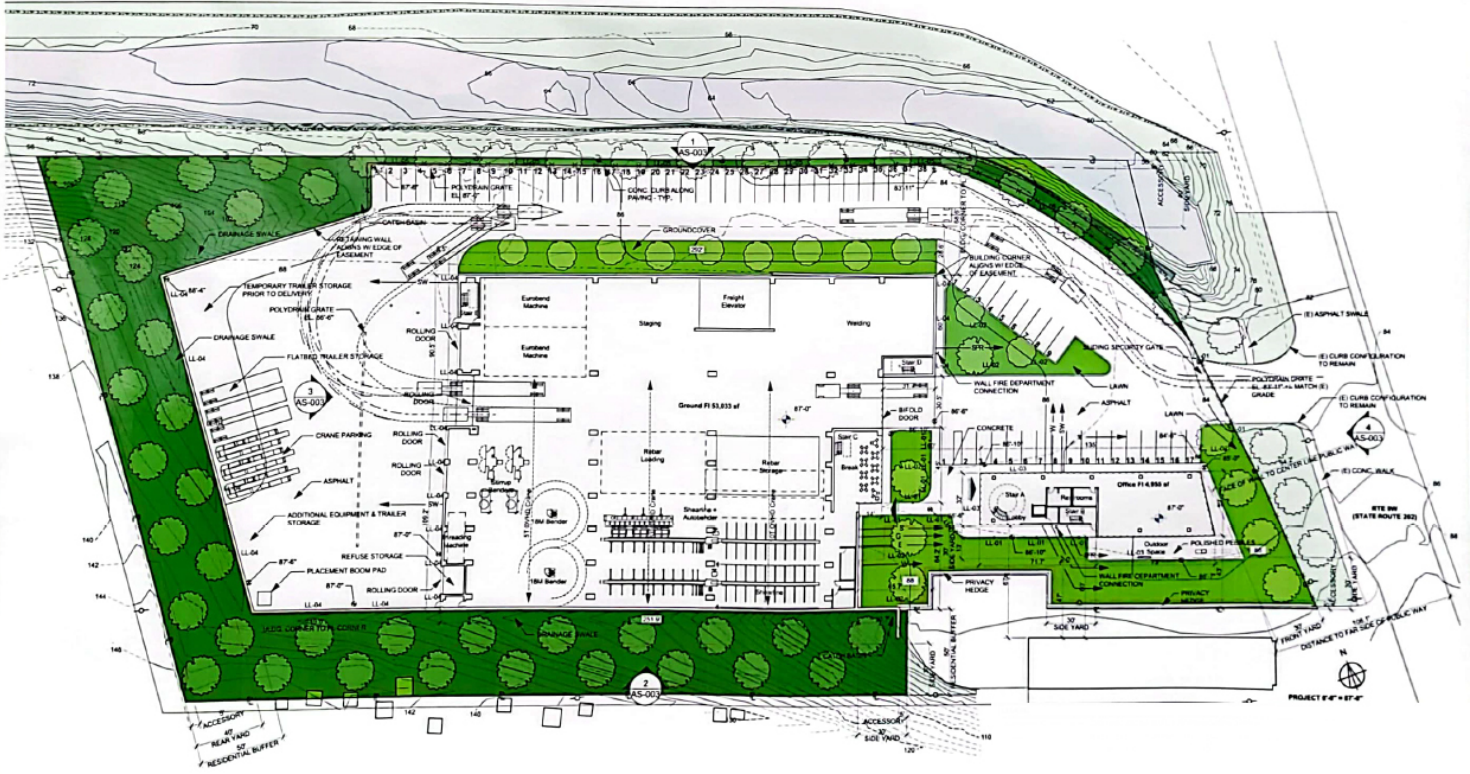
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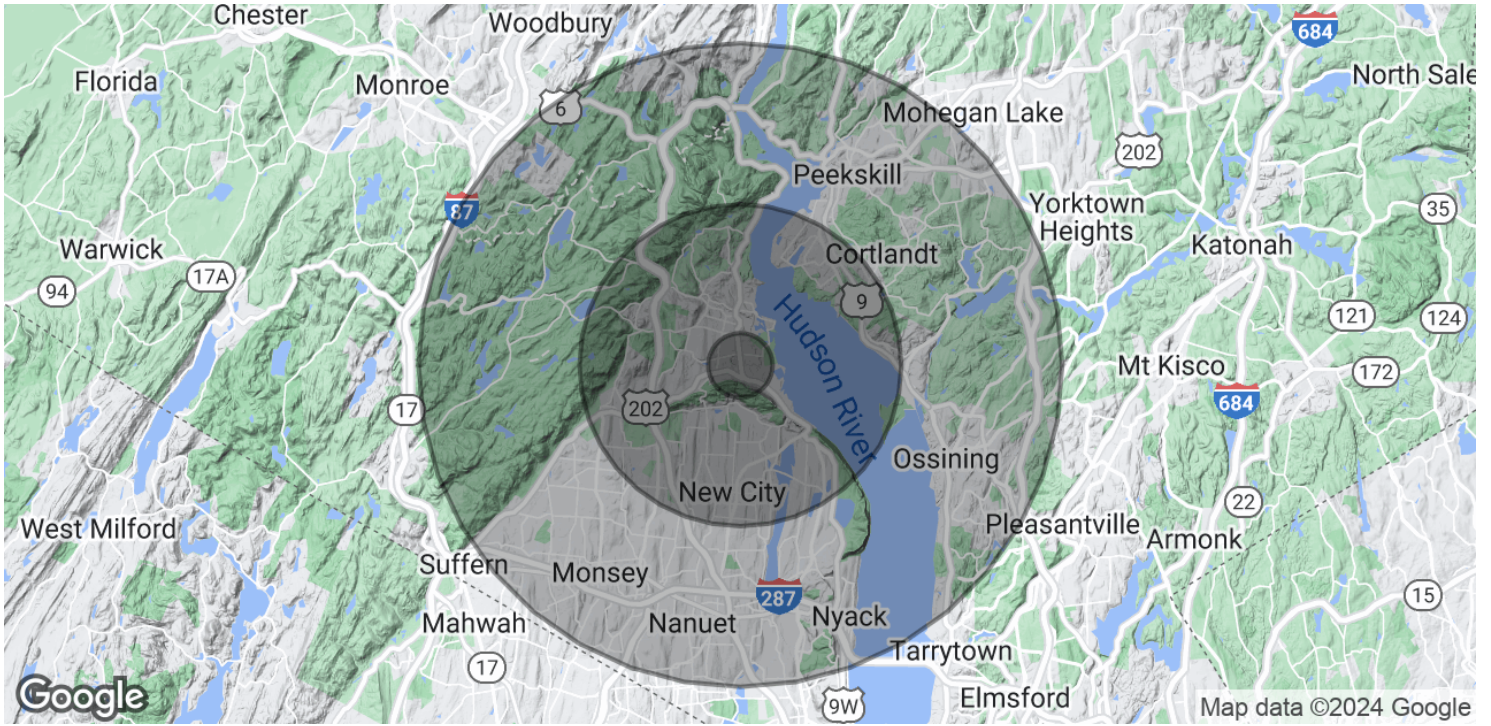
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,678	104,595	401,523
Average Age	37.8	41.2	38.2
Average Age (Male)	35.1	39.5	36.9
Average Age (Female)	40.5	42.5	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,931	35,762	136,796
# of Persons per HH	3.2	2.9	2.9
Average HH Income	\$86,750	\$122,793	\$121,538
Average House Value	\$212,853	\$398,139	\$441,505

\* Demographic data derived from 2020 ACS - US Census

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