College Plaza 114 E Route 59, Nanuet, NY



2,622 SF For Lease Fully built out medical space available

David Townes

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Managing Director

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Alana Friedman

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Property Location

- Prime retail location in central Rockland County, NY »
- Located in the heart of the Nanuet retail corridor »
- Great access from Route 59, Palisades Parkway and NY State Thruway »

Retail Availability

- 2,622 SF fully built out medical space for lease »
- Shopping center GLA: 23,725 SF »
- Prominent pylon signage opportunity »
- 400 parking spaces »
- Excellent mix of national, regional and local Tenants »

Asking rent

- » Upon request
- NNN: \$10.50 PSF »

Trade Area Tenants























Floor **Plan**



Leasing **Plan**





()) JLI

Market Aerial



For more information contact:

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Alana Friedman Vice President +1 201 741 0990 alana.friedman@jll.com 2 96,187 Population

Demographics

\$101,460 Med. HH Income

> **38,318** Employees

> > **⊡**≞

4,499 Businesses

 ${\tt Demographics\,taken\,within\,3\,miles\,\,Source:\,{\tt ESRI,\,2023}}$

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