

# College Plaza

114 E Route 59, Nanuet, NY



**2,622 SF Fully Built  
Medical / Retail Space**

**2,622 SF For Lease**

Fully built out medical space available

**David Townes**  
Managing Director  
+1 917 993 5515  
david.townes@jll.com

**Alana Friedman**  
Vice President  
+1 201 741 0990  
alana.friedman@jll.com



## 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

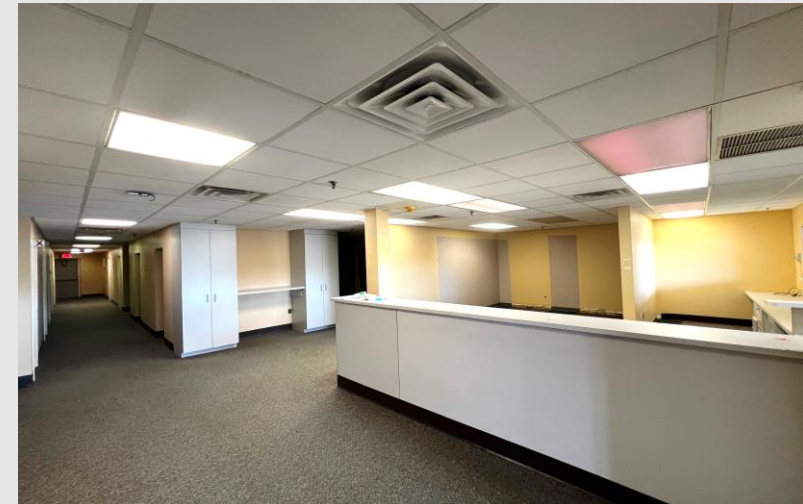
## Retail Availability

- » 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

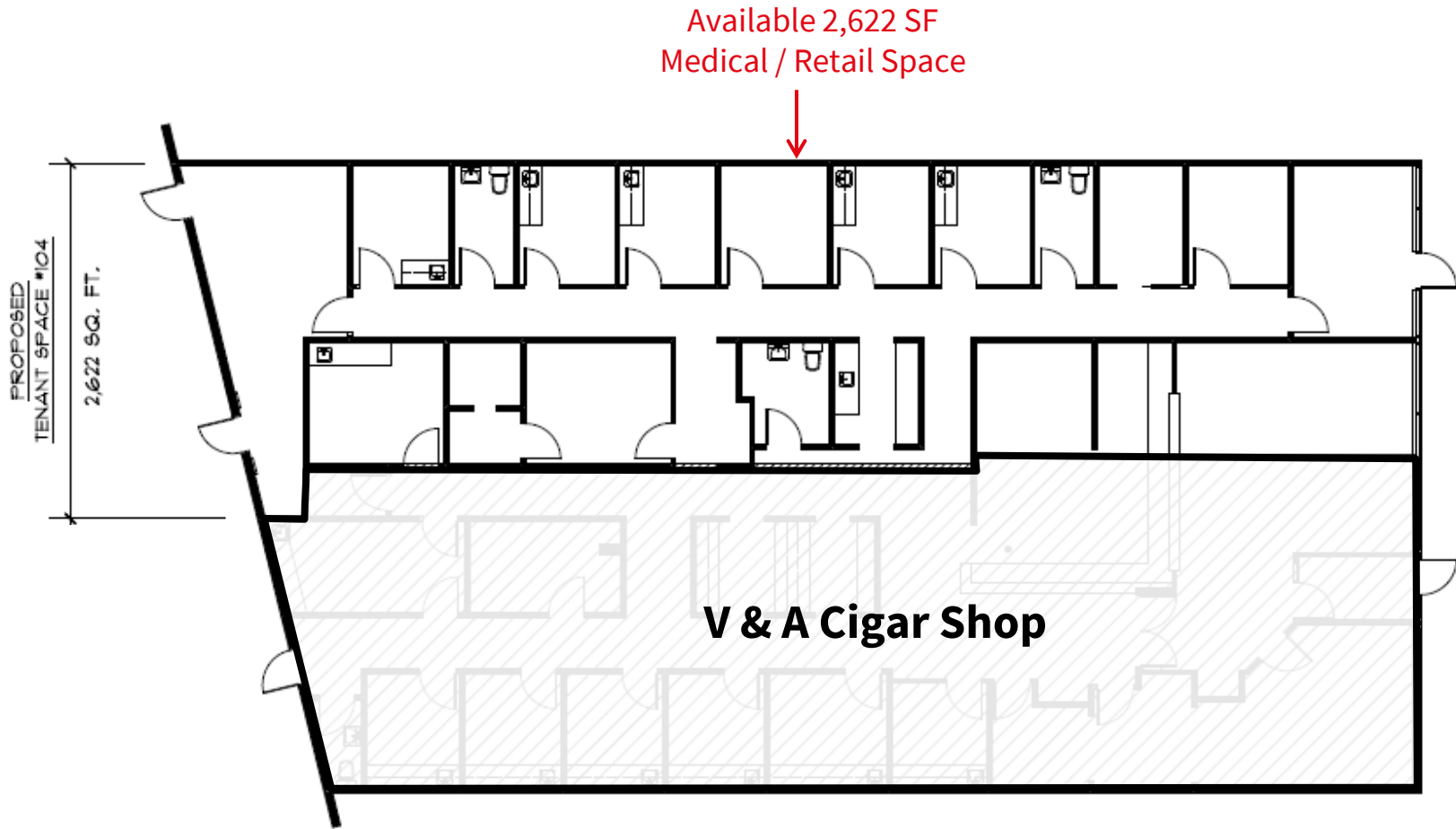
### Asking rent

- » Upon request
- » NNN: \$10.50 PSF

## Trade Area Tenants



# Floor Plan

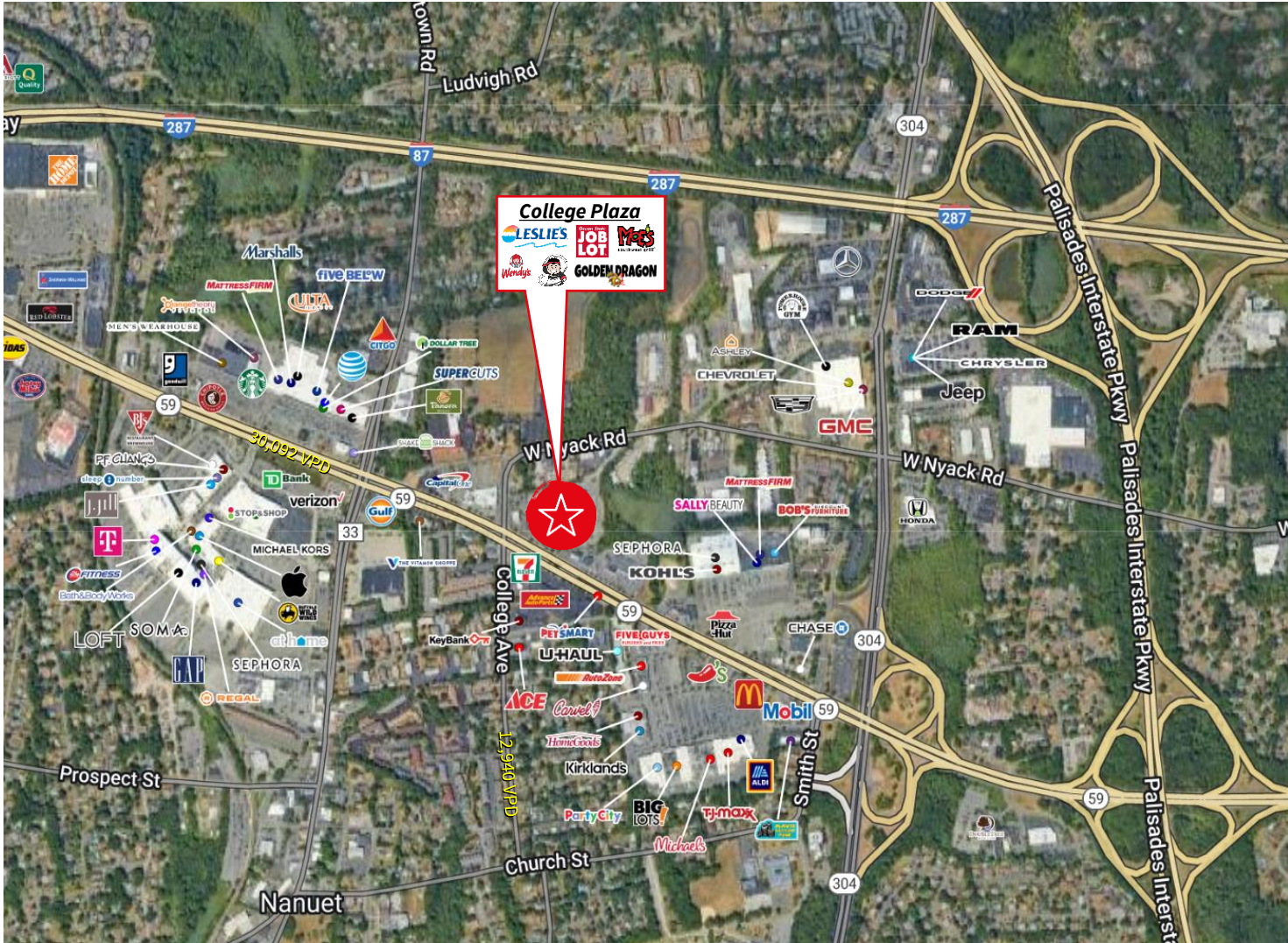


# Leasing Plan

#	Tenant	Size
1	Wendy's	3,130 SF
2	Golden Dragon	1,260 SF
3	Moe's Southwest Grill	2,000 SF
4	Advanced Audiology	1,811 SF
5	V & A Cigar Shop	2,659 SF
6	Available	2,622 SF
7	Leslie's Pools	3,450 SF
8	Beach Bum Tanning	2,780 SF
9	Umi Ramen	2,260 SF
10	Pets Place II	4,725 SF
11	Ocean State Job Lot	38,000 SF



# Market Aerial



## Demographics



**96,187**

Population



**\$101,460**

Med. HH Income



**38,318**

Employees



**4,499**

Businesses

Demographics taken within 3 miles Source: ESRI, 2023

For more information contact:

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