

123 E
ROUTE
59

NANUET, NY 10954

RETAIL PROPERTY FOR LEASE



Property Description

Incredible opportunity to rent retail space in the heart of Rockland County's Commercial District located on Route 59 in Nanuet, NY. NYS DOT states that in 2023 the Annual Average Daily Traffic is 31,126 cars. The space was previously a bank which contained a drive thru. The property is in the CS (Community Shopping) Zone. One can rent 2,000 SF up to 5,800 SF. The 2,000 SF does not currently have a door into the space and one would need to be installed.

Property Highlights

- Prime location on bustling Route 59
- High visibility with ample signage opportunities
- Spacious and versatile floor plan
- Modern and well-maintained building

Offering Summary

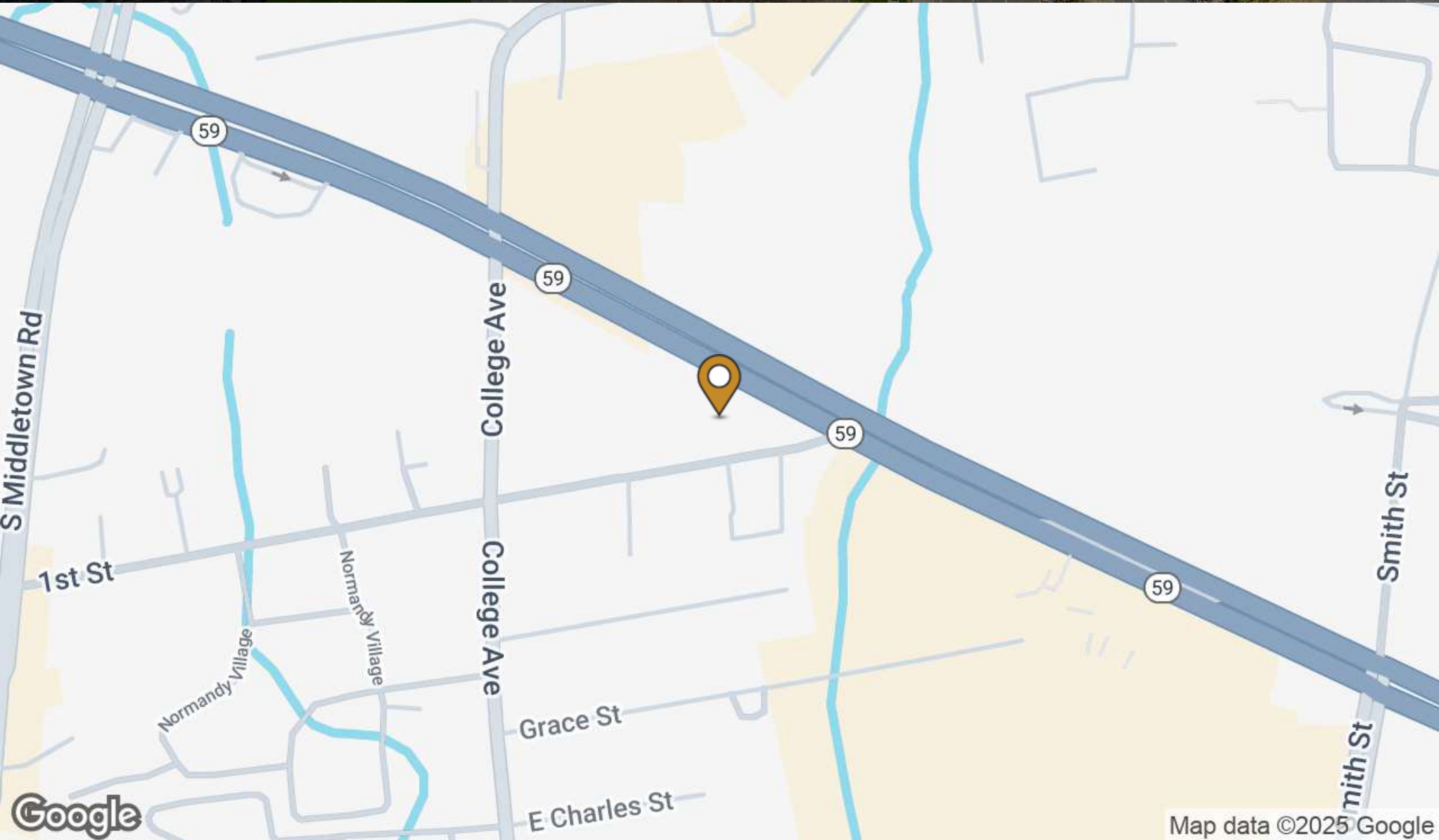
Lease Rate:	\$25.00 - 30.00 SF/yr (NNN)
Available SF:	2,000 - 5,800 SF
Lot Size:	0.51 Acres
Building Size:	8,400 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	525	992	3,072
Total Population	1,165	2,294	8,295
Average HH Income	\$118,938	\$126,156	\$151,265

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,165	2,294	8,295
Average Age	47	46	44
Average Age (Male)	45	44	42
Average Age (Female)	49	49	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	525	992	3,072
# of Persons per HH	2.2	2.3	2.7
Average HH Income	\$118,938	\$126,156	\$151,265
Average House Value	\$438,783	\$460,883	\$556,221

Demographics data derived from AlphaMap

