

# 589 ROUTE 303

BLAUVELT, NY 10913

RETAIL FOR LEASE



## Property Description

Restaurant + retail space available right on Route 303 in Blauvelt, NY. Tenant is responsible for their proportionate share of taxes and CAM. Current net expenses (subject to change) are \$7.01 PSF. Tenant is responsible for their own HVAC repair and maintenance. Allowable uses are business and professional offices, retail drug, dry-goods and variety, food, hardware, stationery, auto supplies and tobacco stores; restaurants, except fast-food; newsstands; banks, clothing and department stores; home appliance stores; jewelry and art shops; package liquor stores; personal services stores dealing directly with consumers (such as barbers and beauty parlors and dry cleaning, laundry, tailoring and shoe-repair establishments); and karate, physical fitness, dance and photographic studios, and pet shops, upholsterers, undertakers and commercial printing shops, including printing of a newspaper, trade schools and other schools of special instruction.

## Offering Summary

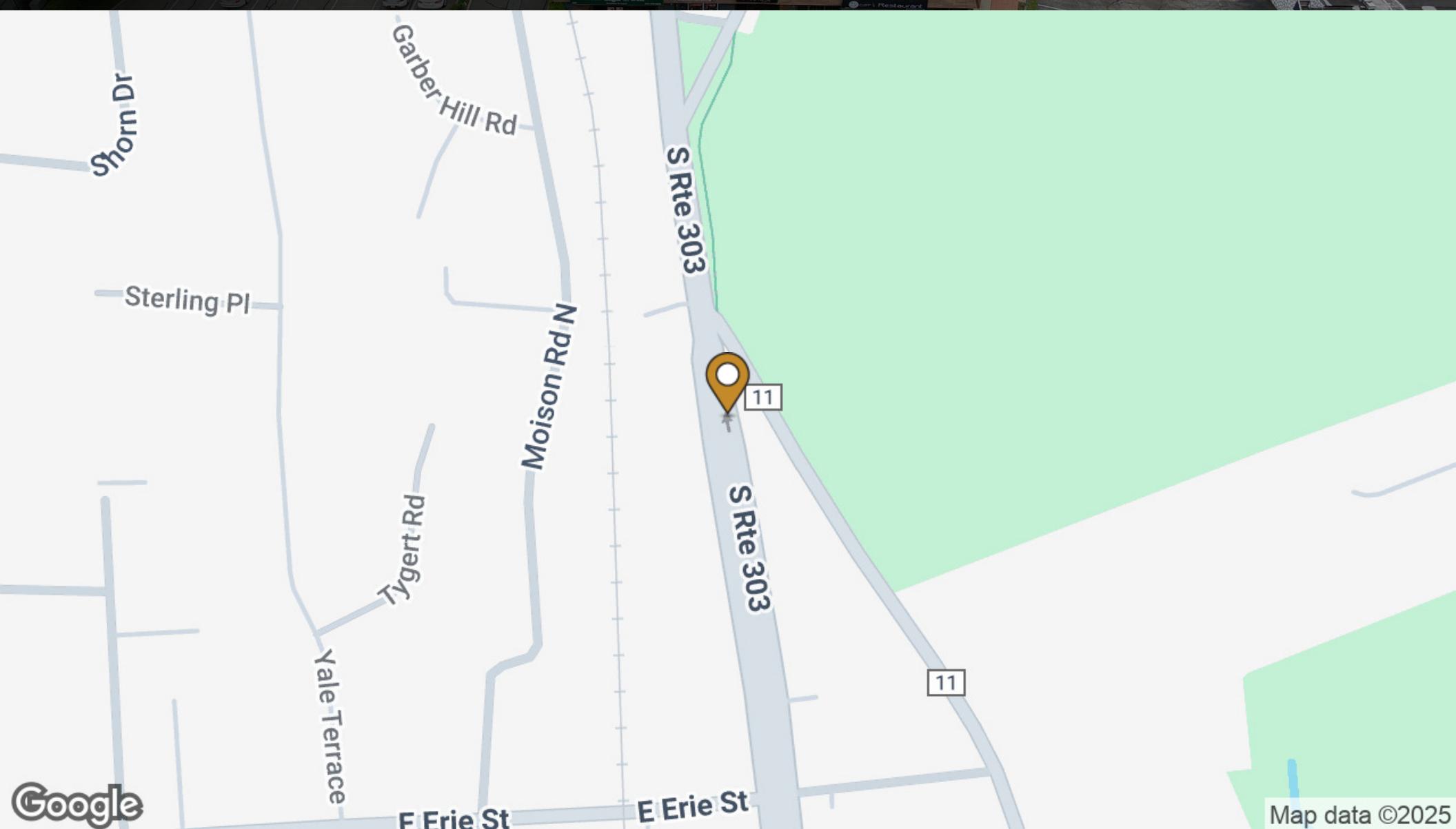
Lease Rate:	\$27.00 - 30.50 SF/yr (NNN)
Available SF:	600 - 3,494 SF
Lot Size:	0.704 Acres
Building Size:	6,075 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	116	315	1,209
Total Population	376	1,047	4,180
Average HH Income	\$186,627	\$191,244	\$190,088

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Jason Horowitz Broker of Record 845.323.9177 Jason@TriforceCRE.com

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	376	1,047	4,180
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	116	315	1,209
# of Persons per HH	3.2	3.3	3.5
Average HH Income	\$186,627	\$191,244	\$190,088
Average House Value	\$833,758	\$822,305	\$780,204

Demographics data derived from AlphaMap

