

College Plaza 114 E ROUTE 59 NANUET, NEW YORK

2,260 SF Turn-key restaurant space on Route 59 Available



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RETAIL SPACE:
2,260 SF

RENT:
\$30 PSF

NNN:
\$10 PSF




COMMENTS:

- Prime retail location in central Rockland County, NY
- Highly visible restaurant space located at a signalized intersection on Route 59 (41,157 cars per day)
- Newly renovated façade and pylon signage
- Located in the heart of Nanuet retail corridor
- Tremendous access via Route 59, Palisades Parkway & NY State Thruway
- 2nd Generation restaurant space in turn-key condition
- Rare small shop space on Route 59
- National co-tenancy - ideal for another restaurant

CO- TENANTS:

Toys R Us,
Wendy's,
Beach Bum Tanning,
Valley Health System,
Leslie's Pools,
Pets Place II

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 TOTAL HOUSEHOLDS
1 Mile	7,950	\$84,365	3,118
3 Miles	92,648	\$87,992	29,894
5 Miles	242,524	\$91,388	73,471

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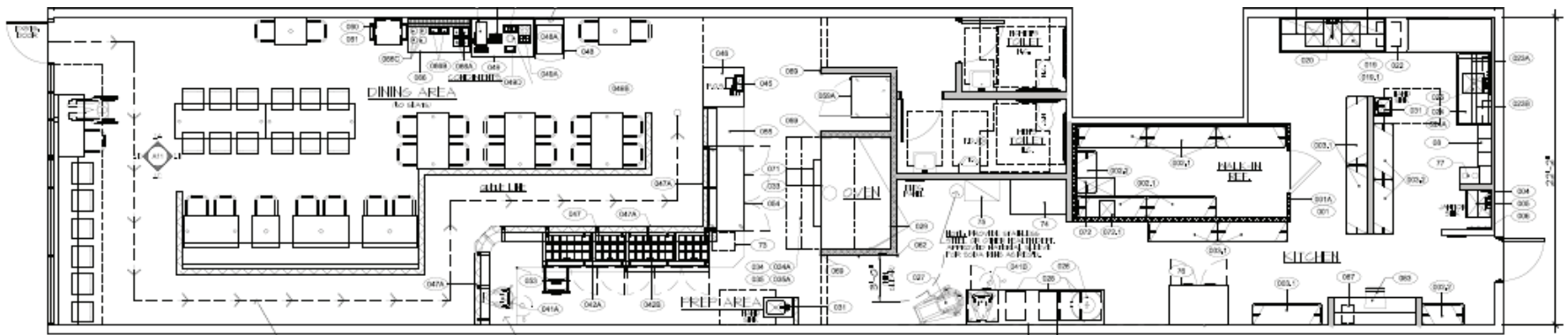
TENANTS

1. Wendy's	3,130 SF
2. Golden Dragon	1,260 SF
3. Moe's Southwest Grill	2,000 SF
4. Available	1,811 SF
5. Valley Health	5,200 SF
6. Leslie's Pools	3,450 SF
7. Beach Bum Tanning	2,780 SF
8. Available	2,260 SF
9. Pets Place II	4,725 SF
10. Toys R Us	38,000 SF



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WITHIN 5 MILES:
242,524 TOTAL POPULATION
\$91,388 MEDIAN HOUSEHOLD INCOME

