



PROPERTY INFO:

Space Available: **3,348 sf Retail**
Divisible to 2,000 sf

Rent: **Upon Request**
NNN: **\$6.00 psf**

- Prime Rockland County retail
- Centrally located on Route 59 (21,620 VPD)
- Densely populated
- Access via Rt 59, NY State Thruway & GSP



NEIGHBORING TENANTS:



DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Population	22,675	138,981	231,990
Households	6,798	37,188	68,579
Avg HHI	\$95,691	\$103,574	\$131,963

For more information, please contact:

David Townes
Senior Director
Retail Brokerage
917-993-5515
david.townes@cushwake.com

CUSHMAN & WAKEFIELD OF NEW JERSEY, INC.
Licensed Real Estate Broker
One Meadowlands Plaza, 7th Floor
East Rutherford, NJ 07073
cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

FOR LEASE

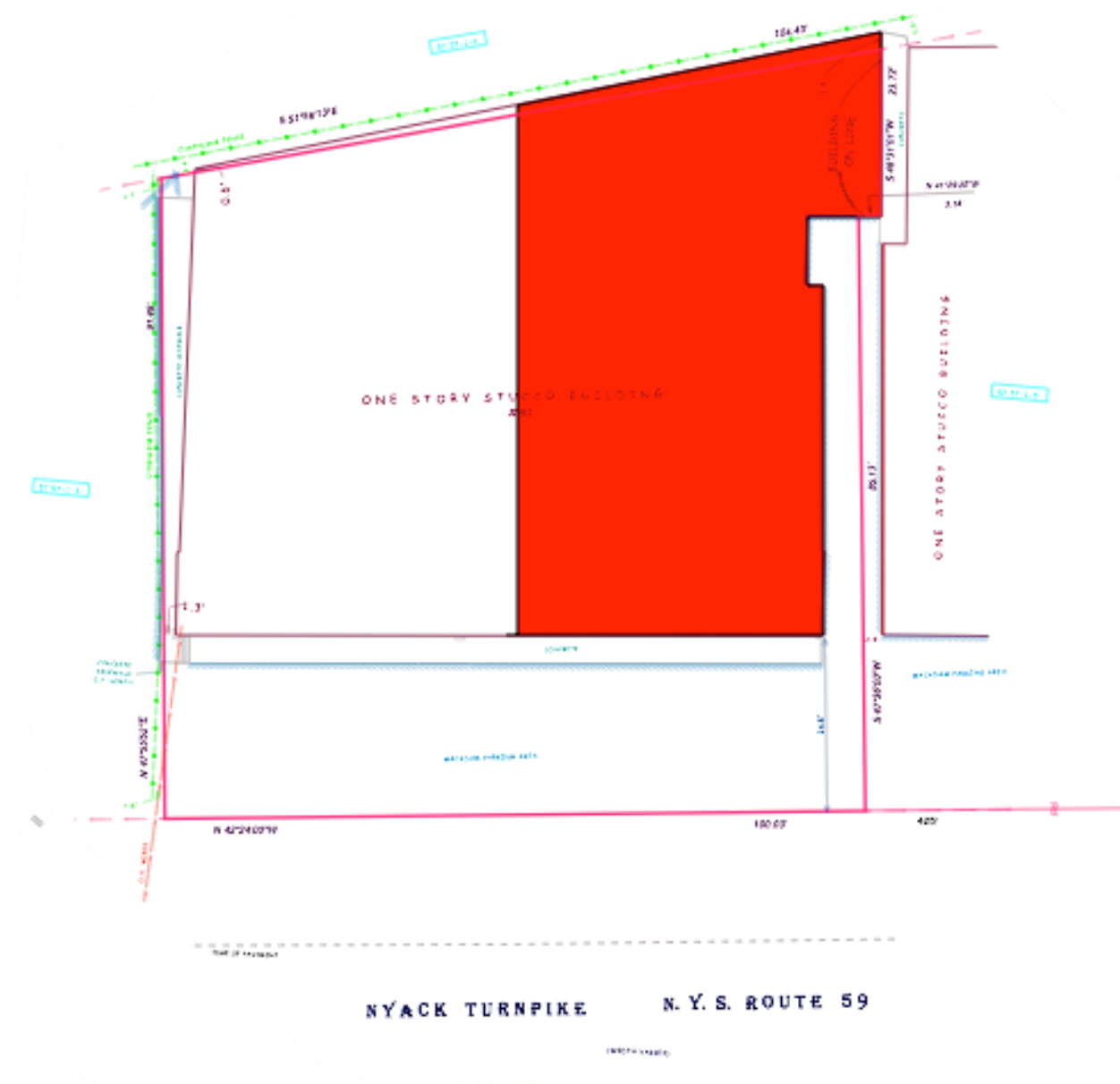
80 Route 59

Spring Valley, NY

• 2,000 – 3,348 sf retail space



SITE PLAN:



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FOR LEASE
80 Route 59
Spring Valley, NY

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AREA MAP:
Spring Valley

HIGH VISIBILITY, HIGH TRAFFIC RETAIL LOCATION — **21,620 VEHICLES DAILY**



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