



123 Route 59, Nanuet, NY 10954
850,000 + Cars Pass Annually!

Triforce Commercial Real Estate, LLC

The Core of Commercial Sales & Leasing

Our Vision:

For the sun to never set on those we impact – starting from personal relationships formed from commercial real estate needs.

Our Mission:

To provide the most personal commercial real estate service/knowledge possible.

TCRE adheres to the principle that information and people are equally as important as the properties themselves. We value our clients and strive to address their individual needs. Join the family today.

A Message to Our Successors:

Never lose the 'startup mentality' that every client is the most important client.



Jason Horowitz
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3,800
Square Footage



\$48
Asking Price



CS
Zoning



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Incredible opportunity to rent a 3,800 +/- SF retail space in the heart of Rockland County's Commercial District located on Route 59 in Nanuet, NY. NYS DOT states that in 2019 over 850,000 cars passed the site. The space was previously a bank which contained a drive thru. The property is in the CS (Community Shopping) Zone. Allowable uses include, but are not limited to: - Retail drug, dry goods and variety, food, hardware, stationery and tobacco stores; newsstands; pickup and delivery stores for dry-cleaning, laundry, launderette, laundromat and shoe repair establishments. -Other retail stores and service establishments; banks, package liquor stores and personal service shops dealing directly with consumers -Community centers, libraries, museums, art galleries, ambulance stations and similar facilities. -Other retail stores and service establishments Asking \$48 PSF + \$9.75 NN (Taxes & Insurance). Tenant is responsible for proportionate share of CAM expenses.

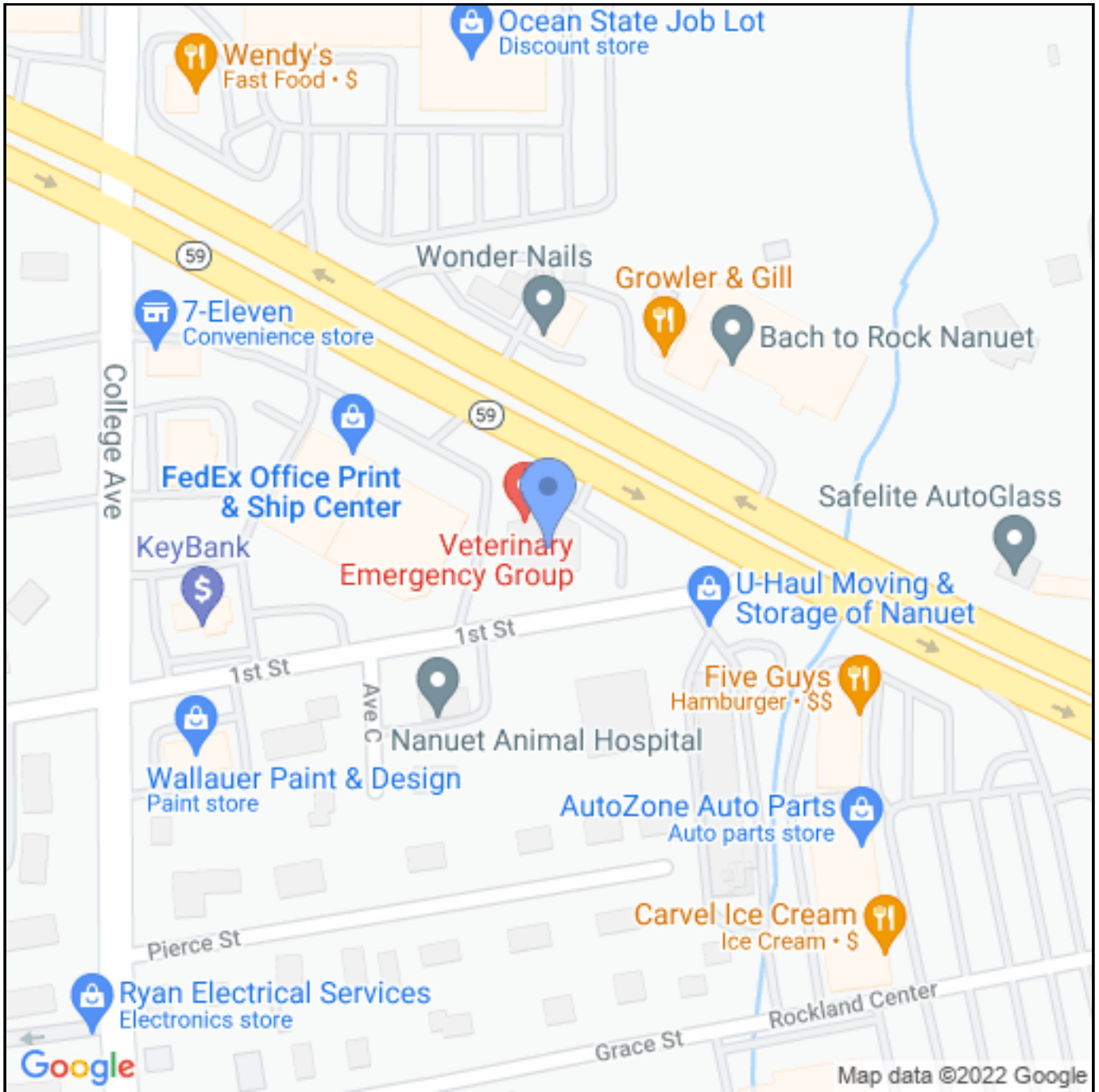


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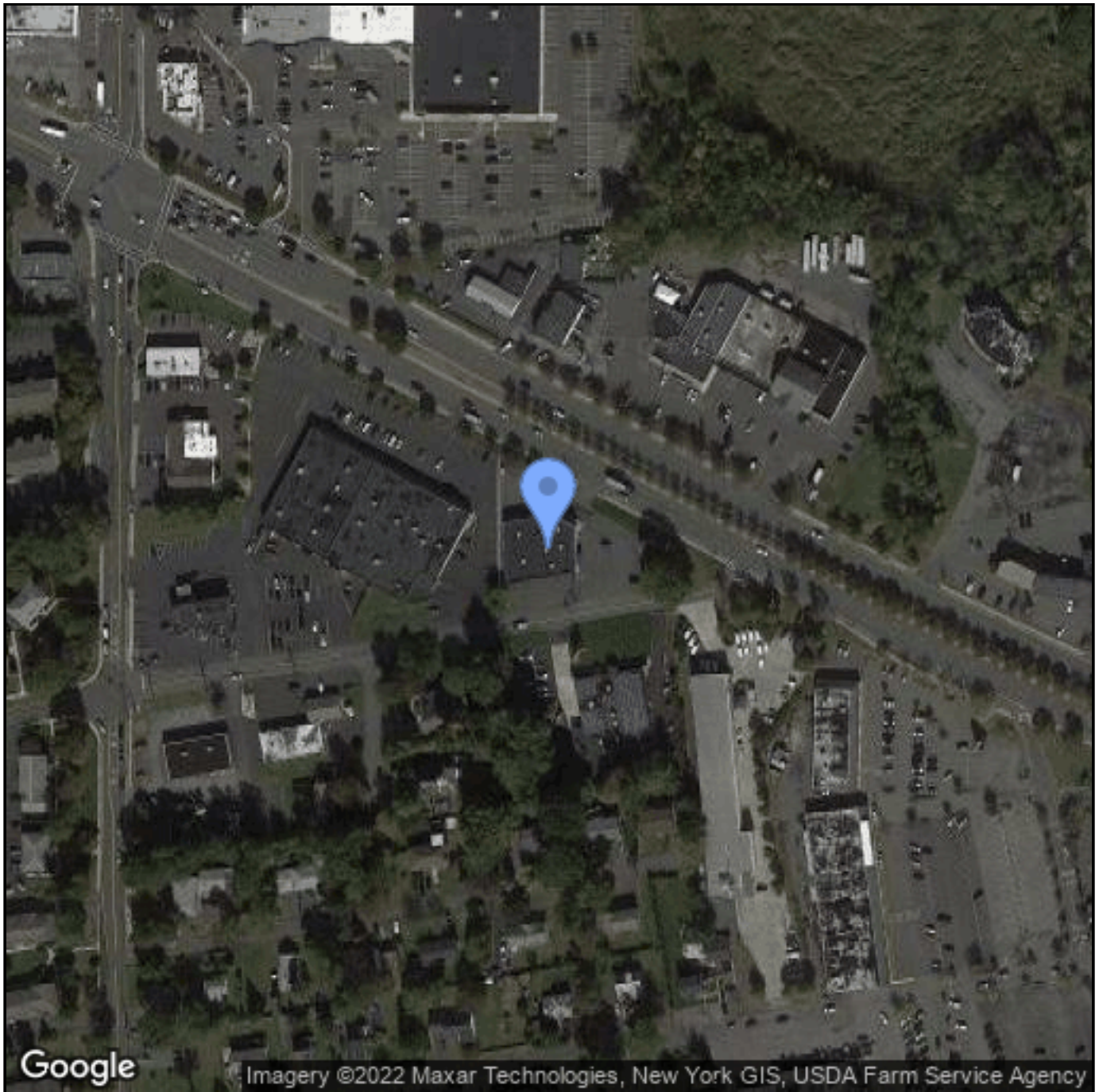


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Property Highlights

- Incredible visibility
- Located on the most prime retail corridor in all of Rockland County
- Wide array of allowable uses
- Prior bank



Zip Code Demographics

Population	23,045
Male Population	10,843
Female Population	12,202
Median Age	42.5

Income Per Household	\$100,472
Average House Value	\$384,400
Persons Per Household	2.68
Land Area	6.88 Acres

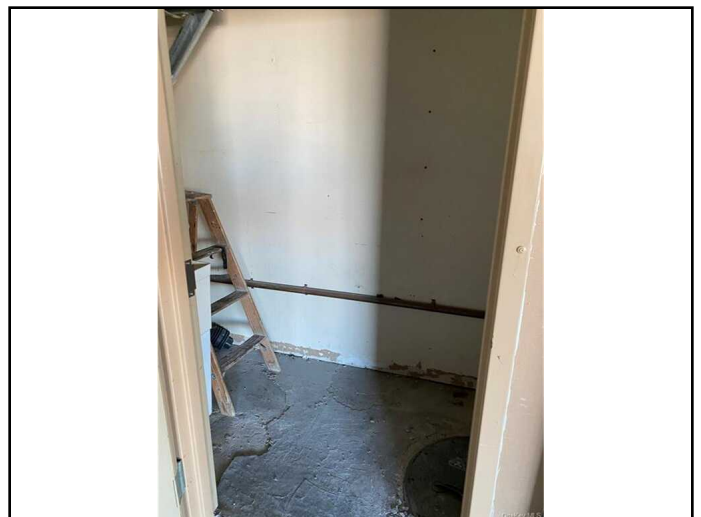
Number Of Businesses	941
Number Of Employees	13,136



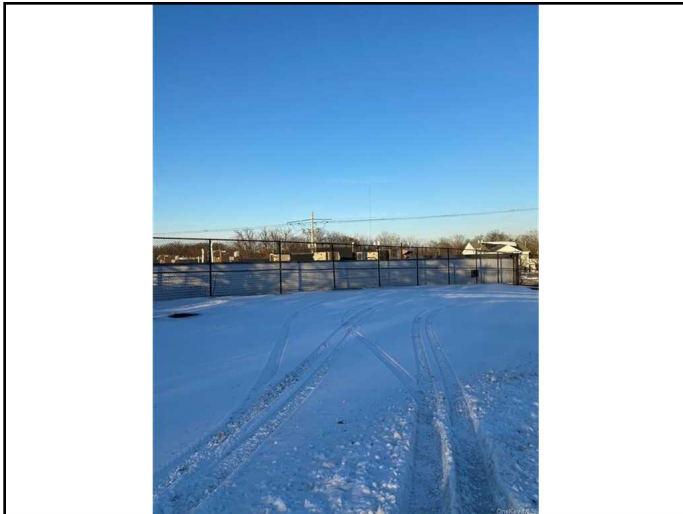
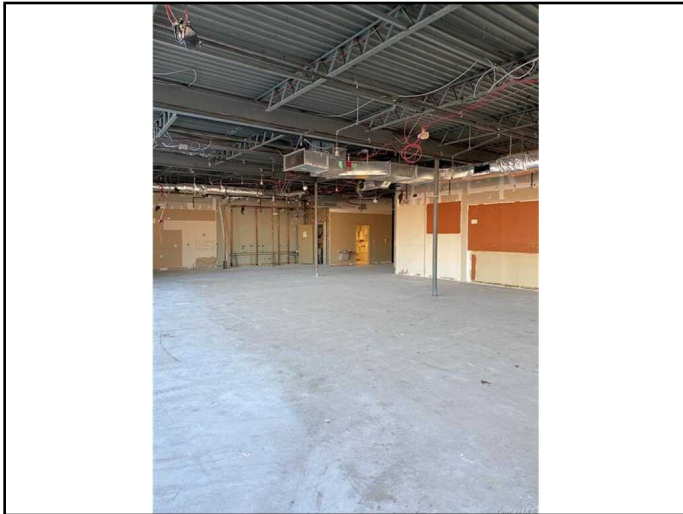
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Property Photos



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