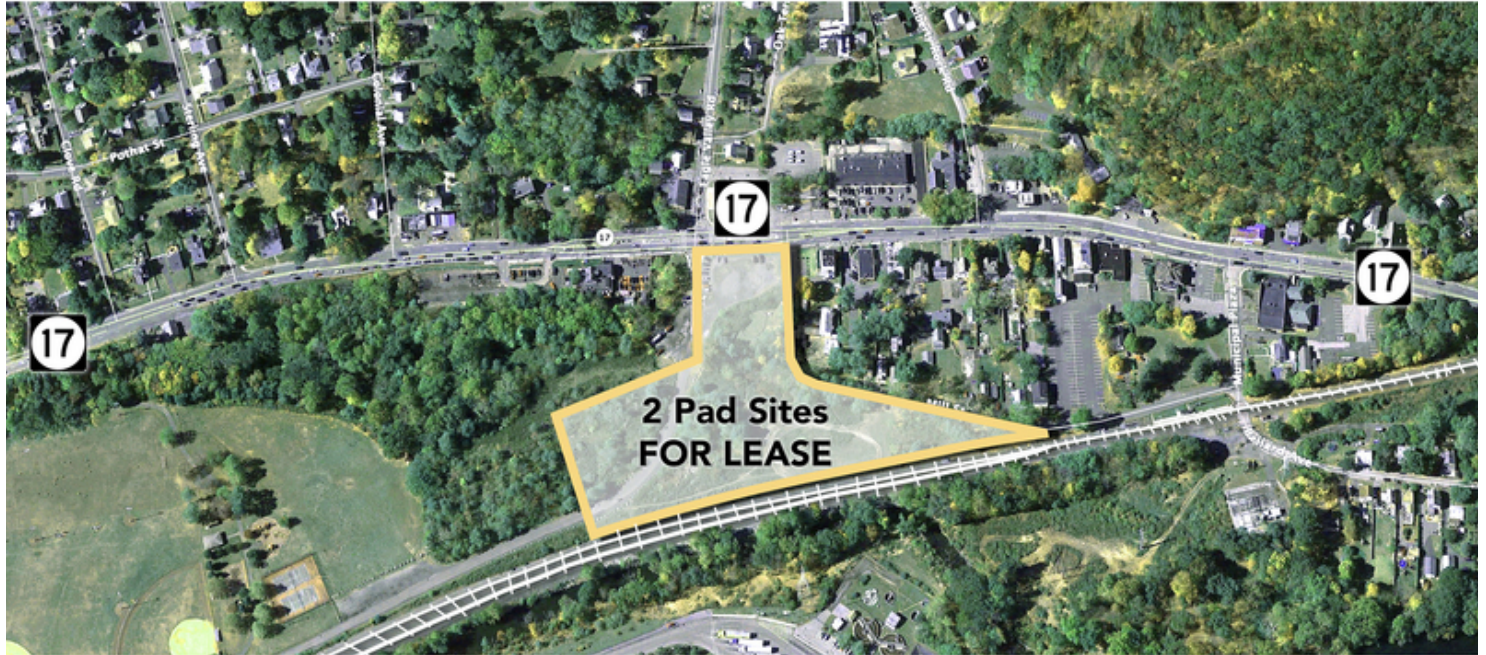


SLOATSBURG, NY - LAND

ROUTE 17 & EAGLE VALLEY RD, SLOATSBURG, NY 10974



OFFERING SUMMARY

Available SF: 5,100 SF
Lease Rate: Call for Details

NEIGHBORING TENANTS



Sloatsburg Wine & Spirits

Hayward Market

Golden Nails and Spa

PROPERTY OVERVIEW

Available Immediately: Land for lease in a strong retail site located in Sloatsburg NY

PROPERTY HIGHLIGHTS

- Up to 73,000 SF on 11 Acres
- 2 Pad Sites 5,100 SF each
- Strong Retail Site
- Excellent for Bank, Fast Food and Supermarkets
- Convenient Access to NY State Thruway
- Located at Signalized Intersection

FOR MORE INFORMATION CONTACT:

SCOTT MILICH

201.703.9700 x139
smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

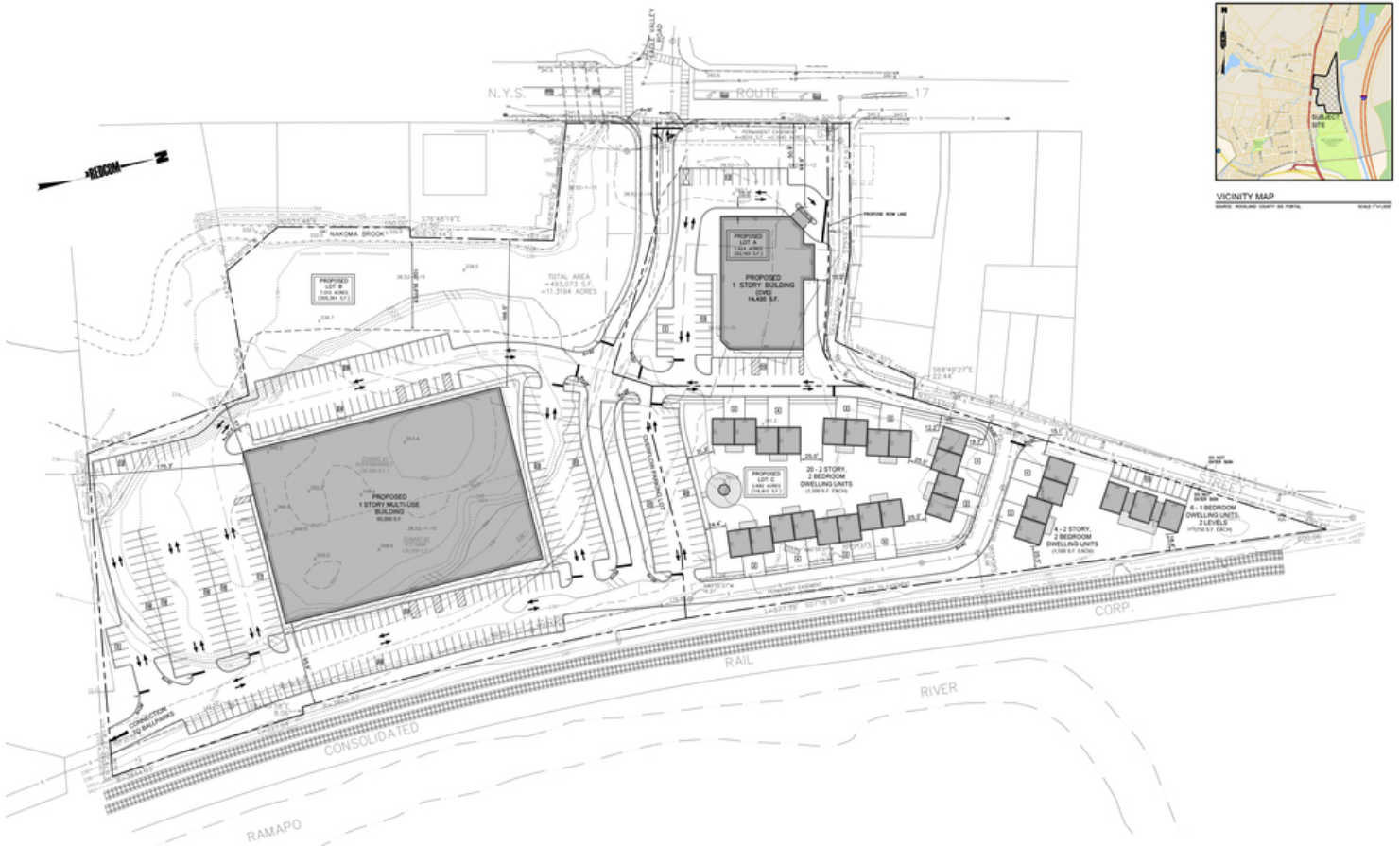
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



THEGOLDSTEINGROUP.COM

SLOATSBURG, NY - LAND

ROUTE 17 & EAGLE VALLEY RD, SLOATSBURG, NY 10974



FOR MORE INFORMATION CONTACT:

SCOTT MILICH
 201.703.9700 x139
 smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



THEGOLDSTEINGROUP.COM

SLOATSBURG, NY - LAND

ROUTE 17 & EAGLE VALLEY RD, SLOATSBURG, NY 10974



FOR MORE INFORMATION CONTACT:

SCOTT MILICH

201.703.9700 x139
smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

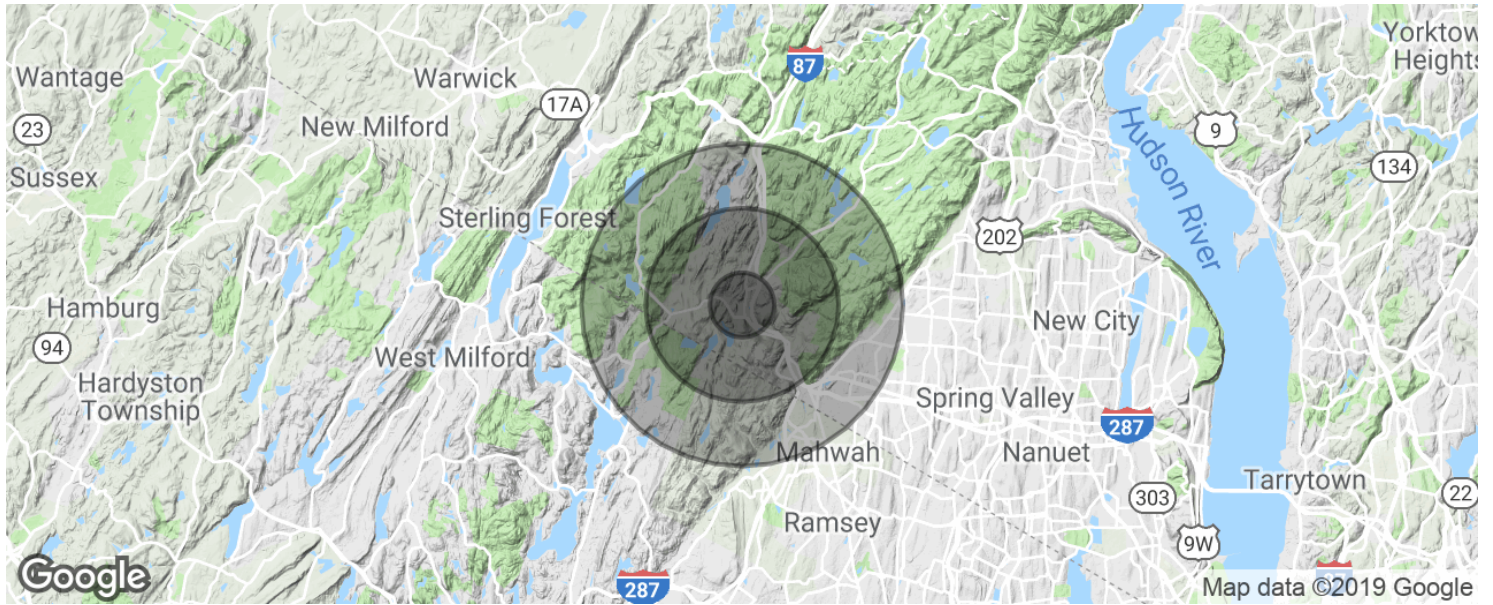
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



THEGOLDSTEINGROUP.COM

SLOATSBURG, NY - LAND

ROUTE 17 & EAGLE VALLEY RD, SLOATSBURG, NY 10974



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,573	7,950	28,813
Median age	40.0	39.3	37.5
Median age (Male)	38.0	38.0	35.9
Median age (Female)	43.4	41.4	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	937	2,734	10,302
# of persons per HH	2.7	2.9	2.8
Average HH income	\$103,119	\$119,075	\$109,339
Average house value	\$457,831	\$517,489	\$496,004

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION CONTACT:

SCOTT MILICH

201.703.9700 x139
smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



THEGOLDSTEINGROUP.COM