



SITE HIGHLIGHTS

- 2 Acres with 500+ feet of Frontage on Route 202
- 20,000+- SF of Retail and / or Pad Site(s)
- ¼ Mile from the Palisades Interstate Parkway & ½ Mile from the Proposed Super Walmart Development
- Fantastic for a Multitude of retail uses
- Rare Opportunity In The Market
- Traffic Count: Approx. 20,000 AADT

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	7,583	47,102	153,143
Households	2,988	15,275	45,075
Avg HH Income	\$82,405	\$118,225	\$106,738

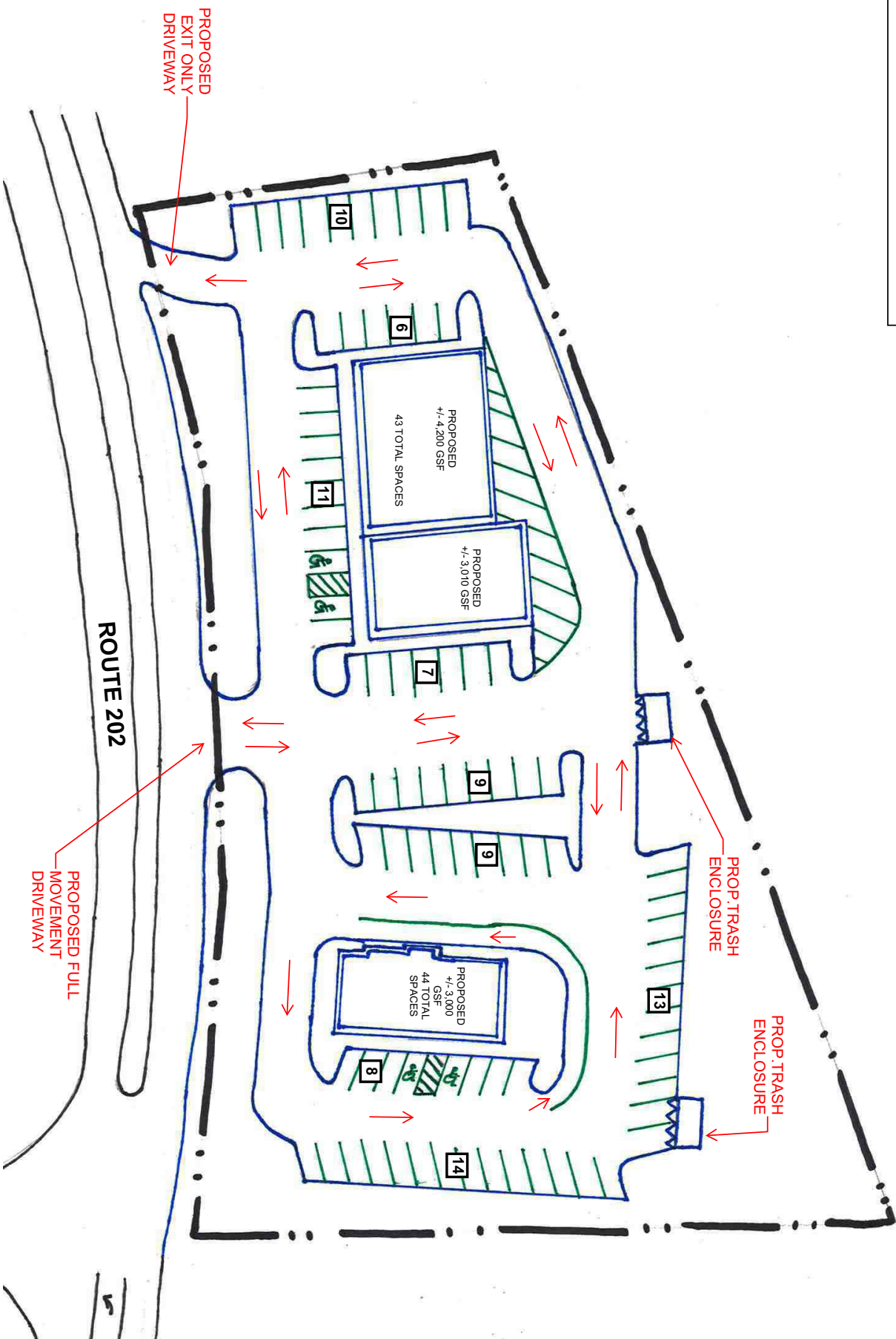
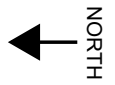
CONTACT US

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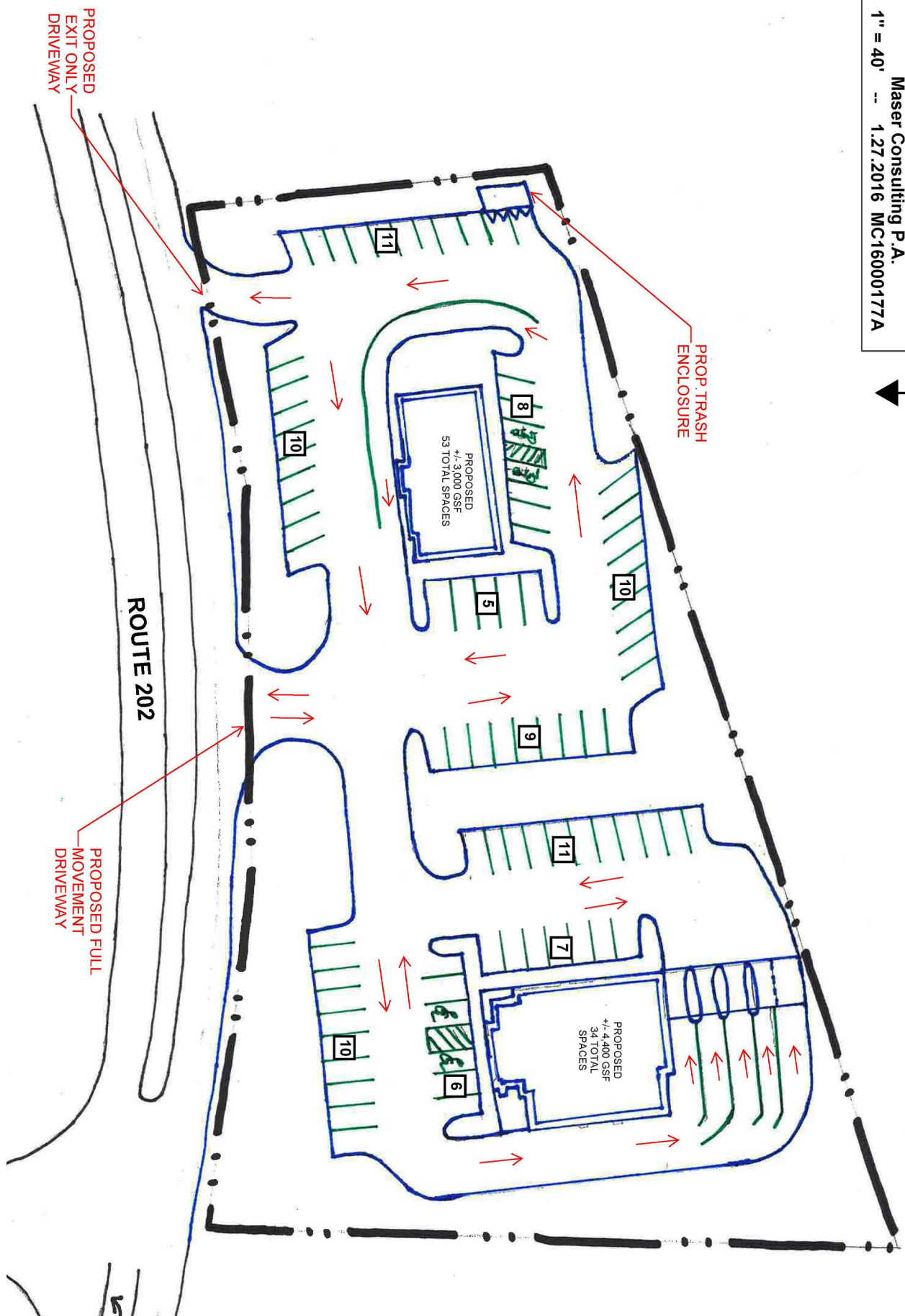
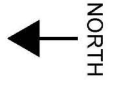
**Prime Rockland County, NY
 Development Site**

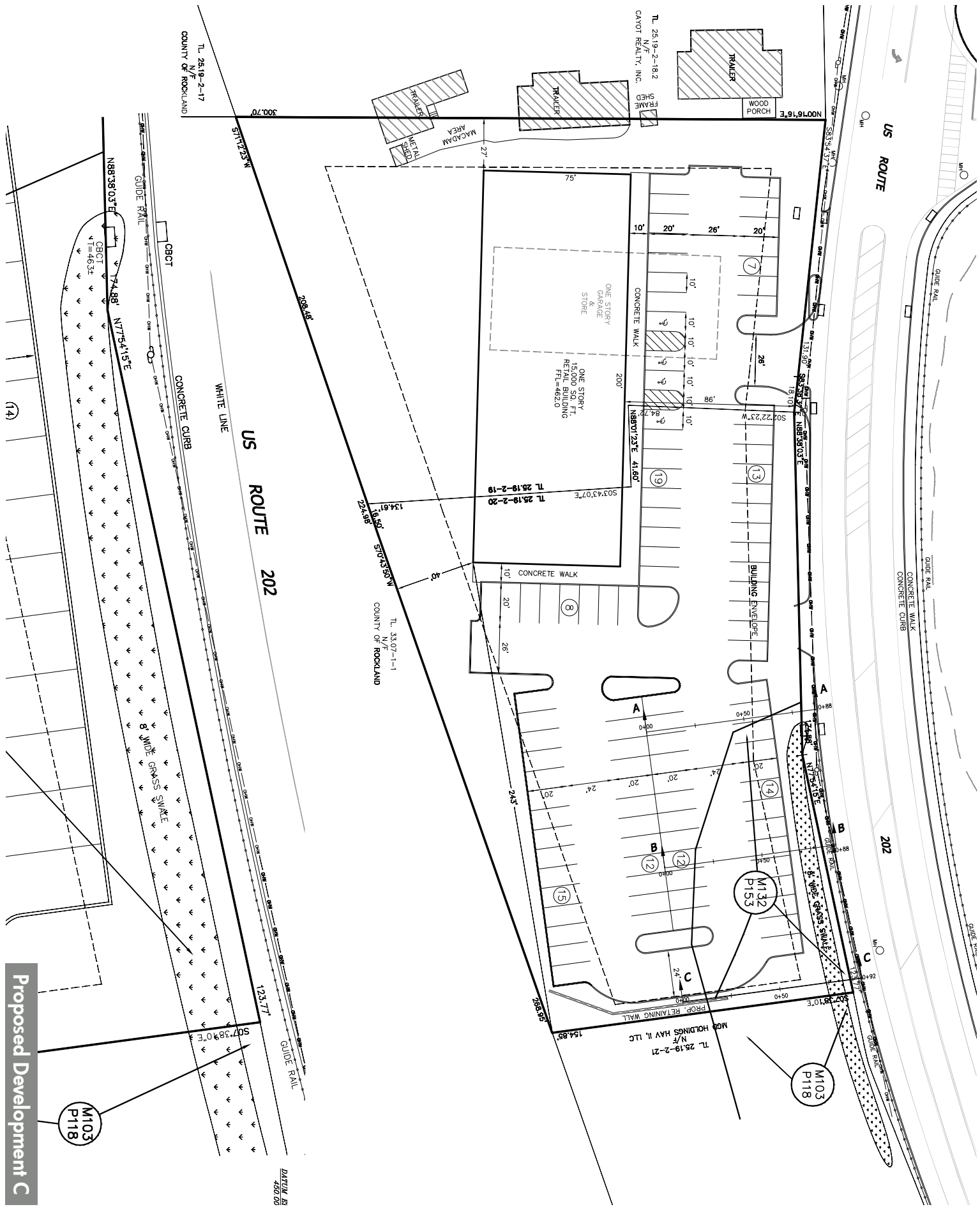
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CONCEPT PLAN A
 The Shops at Mt. Ivy - Haverstraw, NY
 Maser Consulting P.A.
 1.27.2016 MC16000177A



CONCEPT PLAN B
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Proposed Development C