

# Nyack, NY

Property for Sale/Ground Lease

## 23 Route 59



### Available Space:

16,025 SF Lot

### Neighboring Retailers:

McDonald's, Wachovia Bank, Dunkin Donuts and more

### Traffic Count:

21,400 Cars per day on Rte. 59

### Additional Information:

Free Standing Building or Retail Strip Center

104' Frontage on high traffic area of Route 59-right off Exit 11 of the New York State Thruway. All traffic entering Nyack from the North on the Thruway pass the property.

Zoned C-2, permitting retail sales, restaurants, banks, offices, motor vehicle sales and repairs.

Excellent Parking.

### Price:

\$750,000

### Rent:

Call for details

### Taxes:

\$8,000 Est.

### Area Demographics

	1 Mile	3 Miles	5 Miles
Population	9,734	36,682	113,096
Avg. HH Income	\$81,459	\$99,899	\$116,718

**For more information, please contact:**

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**914.237.3403**

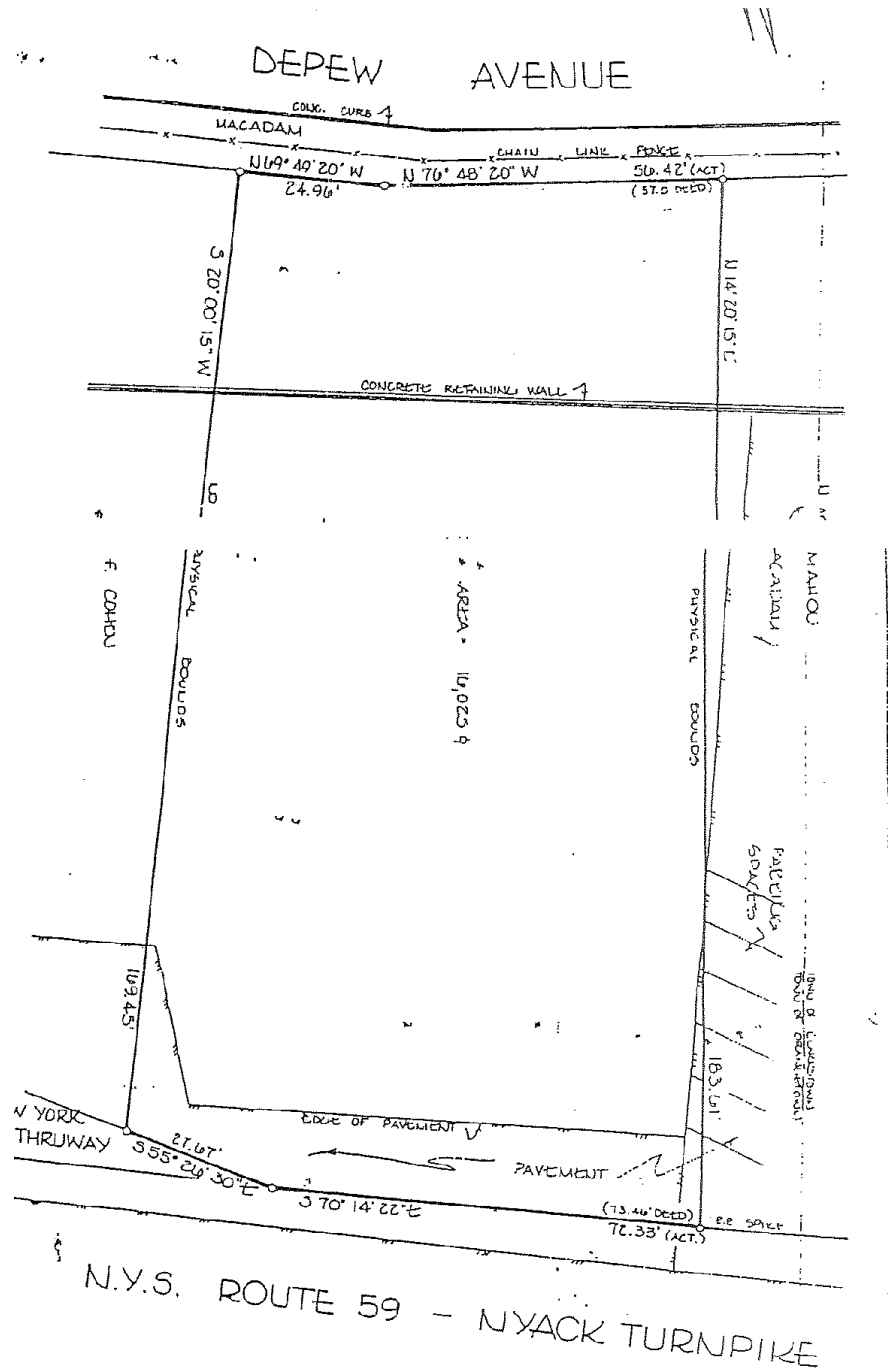


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