

PRESS RELEASE

OCTOBER 2021

ROYAL PROPERTIES BROKERS SALE OF 21,000 SF LOT TO POPEYES IN ROCKLAND COUNTY, NY



Royal Properties, Inc. is pleased to announce the sale of 246 Route 9W in West Haverstraw, NY to a Popeyes Louisiana Kitchen franchisee. Scott Meshil and Karnit Mosberg of Royal Properties, Inc. were the sole brokers in this transaction.

"This location, with great visibility and strong traffic counts, presents a tremendous opportunity for this Popeyes franchisee to expand their footprint in New York's lower Hudson Valley," states Scott Meshil of Royal Properties.

246 Route 9W is a 0.5 acre lot with 80' of frontage on the busy Route 9W retail corridor. This site is in close proximity to Palisades Parkway, 1/8 of a mile to Helen Hayes Hospital and is surrounded by a fantastic mix of neighboring retailers including Stop & Shop, CVS, Verizon, Dollar Tree, Advance Auto Parts, T-Mobile, Dunkin', Mattress Firm, AutoZone, Key Bank, Sally Beauty and many more.

Royal Properties, on behalf of Popeyes, is seeking 1,600 - 2,400 square foot freestanding, end cap with drive-thru and/or pad sites (ground lease or purchase) throughout New York in Queens, Bronx, Westchester, Rockland, Dutchess, Orange, Putnam, Sullivan & Ulster Counties.

For additional information on this deal or to submit a site, please contact Scott Meshil at 914-237-3400, Ext. 106 (Scott@RoyalPropertiesInc.com). Visit our website at www.RoyalPropertiesInc.com.

Royal Properties, Inc. is a retail brokerage and consulting company specializing in the placement of retailers throughout New York, New Jersey & Connecticut. To learn more about Royal Properties, Inc., please call 914-237-3400 or visit our website at www.royalpropertiesinc.com.



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