

# Airmont, NY

## 218 Route 59

# NEW ROCKLAND COUNTY RETAIL DEVELOPMENT



**AVAILABLE:**  
3,200 SF

**CO-TENANTS:**  
AutoZone and Jersey Mike's Subs

**NEIGHBORING RETAILERS:**  
Walmart, ShopRite, Citibank, AFC Urgent Care, Chase, Dunkin', Burger King, Sterling National Bank, T-Mobile, Dykes Lumber Company, Subway, Wendy's, USPS, The Goddard School, Planet Fitness, Trustco Bank and many more

**TRAFFIC COUNTS:**  
26,718 Cars per Day Along North Airmont Road  
17,807 Cars per Day Along Route 59

**ADDITIONAL INFORMATION:**

- 12,391 SF Development Located at the Corner of Route 59 and Airmont Road in Rockland County
- High Traffic Site with Excellent Parking
- Directly off of Exit 14B on the NYS Thruway (I-287/87)
- Tremendous Frontage Facing Route 59
- Access from Both Airmont Road and Route 59

**RENT:**  
Call for Details

**NNN:**  
\$10.00/SF

### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,197	81,446	195,702
Avg. HH Income	\$137,869	\$120,312	\$128,825

**For More Information, Please  
Contact:**

**914-237-3400**

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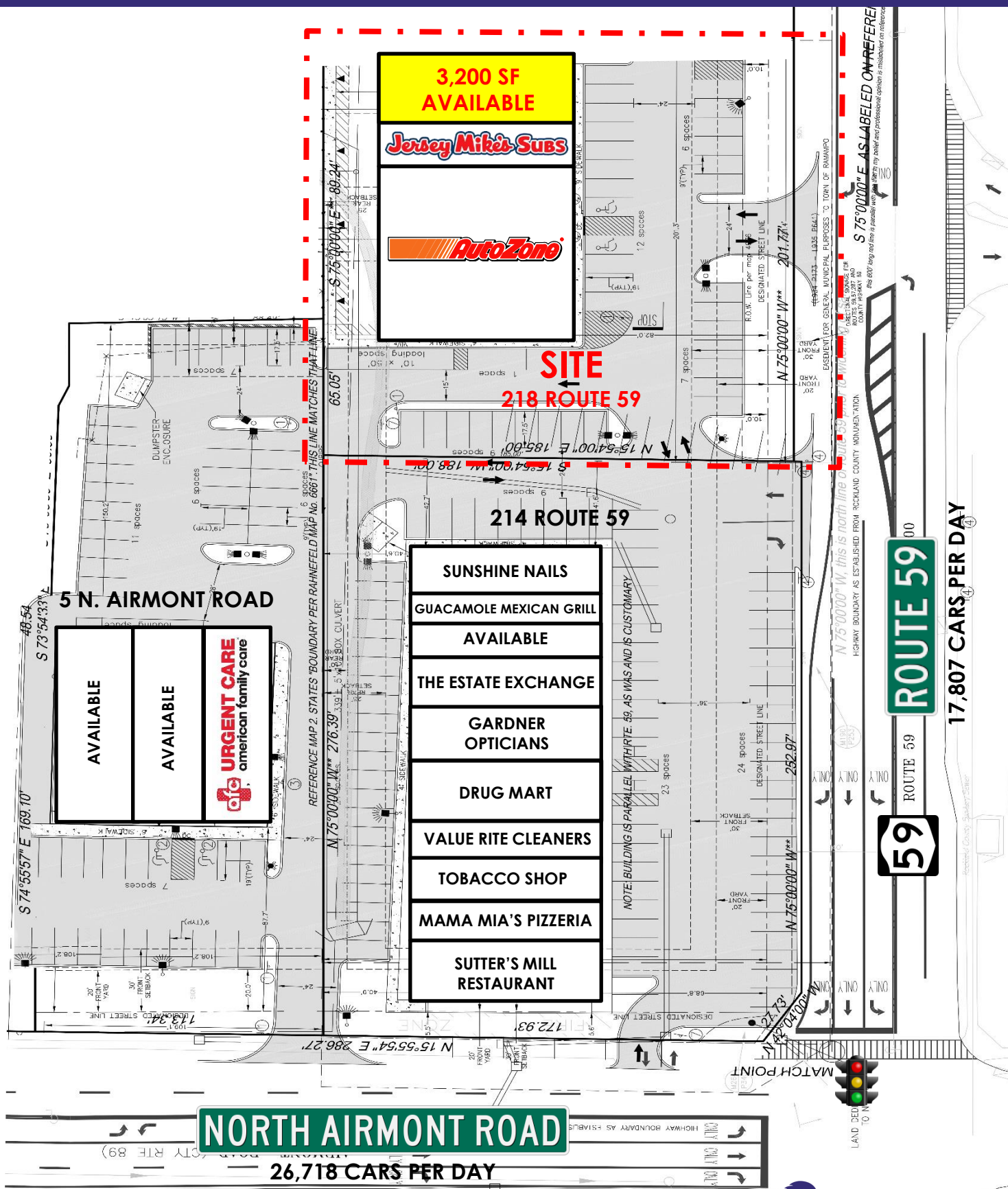
**ROYAL**  
PROPERTIES

**[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)**

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THE  
**GODDARD SCHOOL**  
FOR EARLY CHILDHOOD DEVELOPMENT

**planet fitness**  
**TRUSTCO BANK**  
Your Home Town Bank

**Wendy's**

**UNITED STATES POSTAL SERVICE**

**SUBWAY**

**DYKES**  
LUMBER COMPANY, INC.

**DUNKIN'**  
**BURGER KING**

**IODICE SHOPPING CENTER**  
**T-Mobile**

**STERLING NATIONAL BANK**

**218 N. AIRMONT ROAD**  
**SITE**  
**AutoZone**  
**Jersey Mike's Subs**

**RAMAPO SHOPPING CENTER**  
**Walmart**  
**citibank**  
**ShopRite**

**5 N. AIRMONT ROAD**  
**URGENT CARE**  
american family care

**AIRMONT VILLAGE SQUARE**  
**Walgreens**  
**Starbucks**  
**Tonayan**  
MEXICAN RESTAURANT  
**H&R BLOCK**  
**airmont eats**  
deli • market

**CHASE**

**STERLING NATIONAL BANK**

**ROYAL PROPERTIES**



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