

ROCKLAND CENTER

43 East Route 59 | Nanuet, New York



2,000 SF IN-LINE AVAILABLE FOR LEASE

FUTURE AVAILABILITY UP TO 10,000 SF DEVELOPMENT & PAD SITE OPPORTUNITY



POPULATION

1 mi	7,732
3 mi	85,210
5 mi	251,744



AVG. HH INCOME

1 mi	\$175,760
3 mi	\$180,794
5 mi	\$169,910



HOUSEHOLDS

1 mi	2,971
3 mi	27,562
5 mi	75,486



TOTAL EMPLOYEES

1 mi	6,120
3 mi	42,948
5 mi	105,316



ROYAL
PROPERTIES

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RETAIL SPACE
FOR LEASE



AVAILABLE:

2,000 SF (Located Next to Marshalls & Dollar Tree)
Up to 10,000 SF End Cap Development
Pad Opportunity

JOIN CO-TENANTS:

ALDI, TJ Maxx, Sierra, Marshalls, HomeGoods, Kirkland's Home Décor, Michaels, PetSmart, AutoZone, Dollar Tree, Optimum, McDonald's, Chili's, Five Guys, Sterling Optical, H&R Block, West Nyack Pharmacy and more

NEIGHBORING RETAILERS:

At Home, Stop & Shop, 24 Hour Fitness, GAP, Regal Cinema, Apple, Petco, Five Below, Costco, Verizon, Dollar Tree, Target, Starbucks, Home Depot, Kohls and many more

TRAFFIC COUNTS:

31,763 Cars per Day Along Route 59

ADDITIONAL INFORMATION:

- 252,000 SF Shopping Center
- Located on Route 59, the Main Retail Corridor of Nanuet
- 1,200 Parking Spaces
- Prime Demographics

RENT:

Call For Details

CAM/TAXES:

\$9.02/SF



BROKER CONTACT

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ROYAL
PROPERTIES

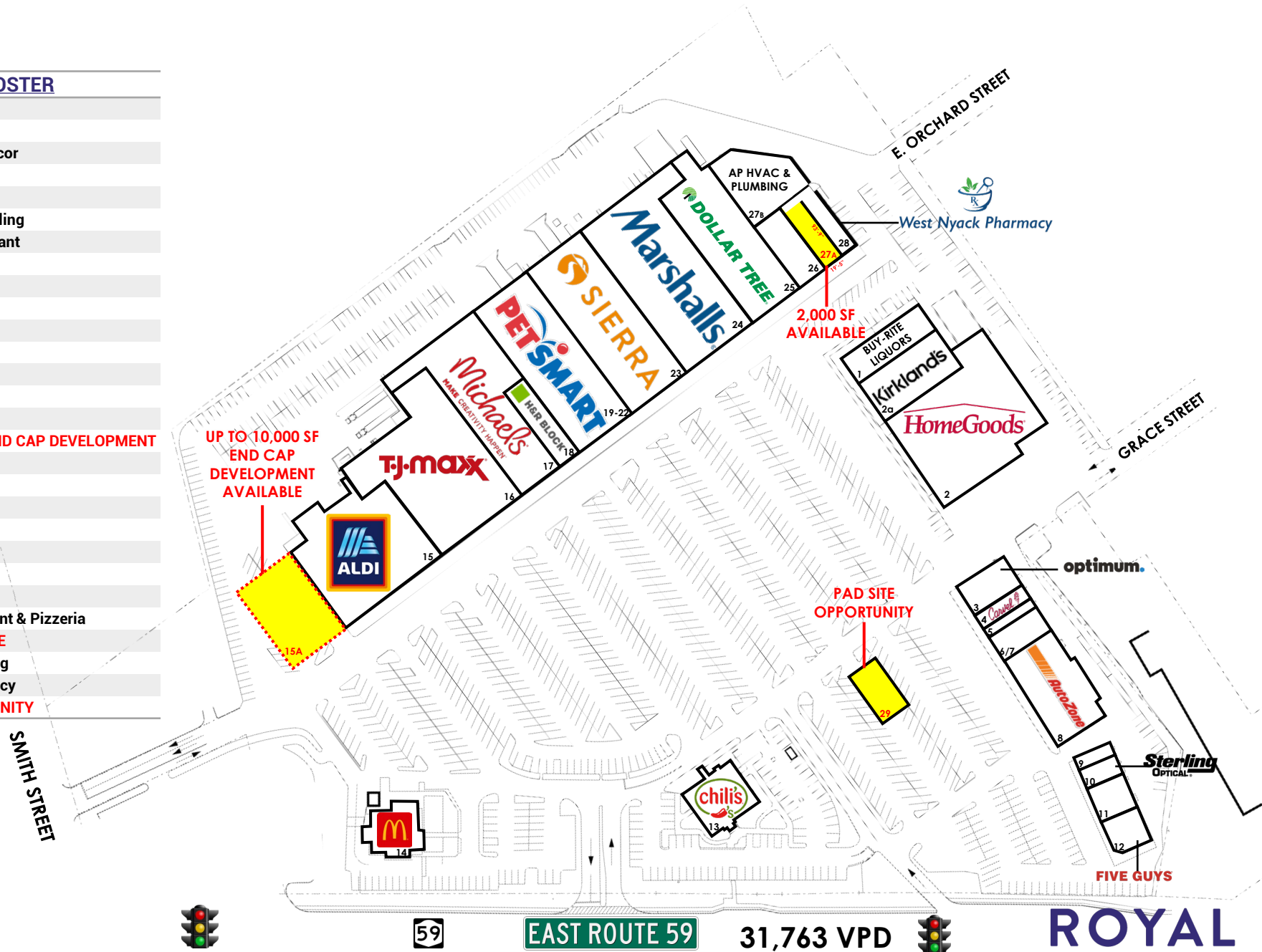
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SITE PLAN

TENANT ROSTER

1	Buy-Rite Liquors
2	HomeGoods
2A	Kirkland's Home Décor
3	Optimum
4	Carvel
5	Continental Hair Styling
6/7	No. 1 Sushi Restaurant
8	AutoZone
9	New Fantasy Nail
10	Sterling Optical
11	De De's ½ Off Cards
12	Five Guys
13	Chili's
14	McDonald's
15	ALDI
15A	UP TO 10,000 SF END CAP DEVELOPMENT AVAILABLE
16	T.J. Maxx
17	Michaels
18	H&R Block
19-22	PetSmart
23	Sierra
24	Marshalls
25	Dollar Tree
26	Posa Pose Restaurant & Pizzeria
27A	2,000 SF AVAILABLE
27B	AP HVAC & Plumbing
28	West Nyack Pharmacy
29	PAD SITE OPPORTUNITY

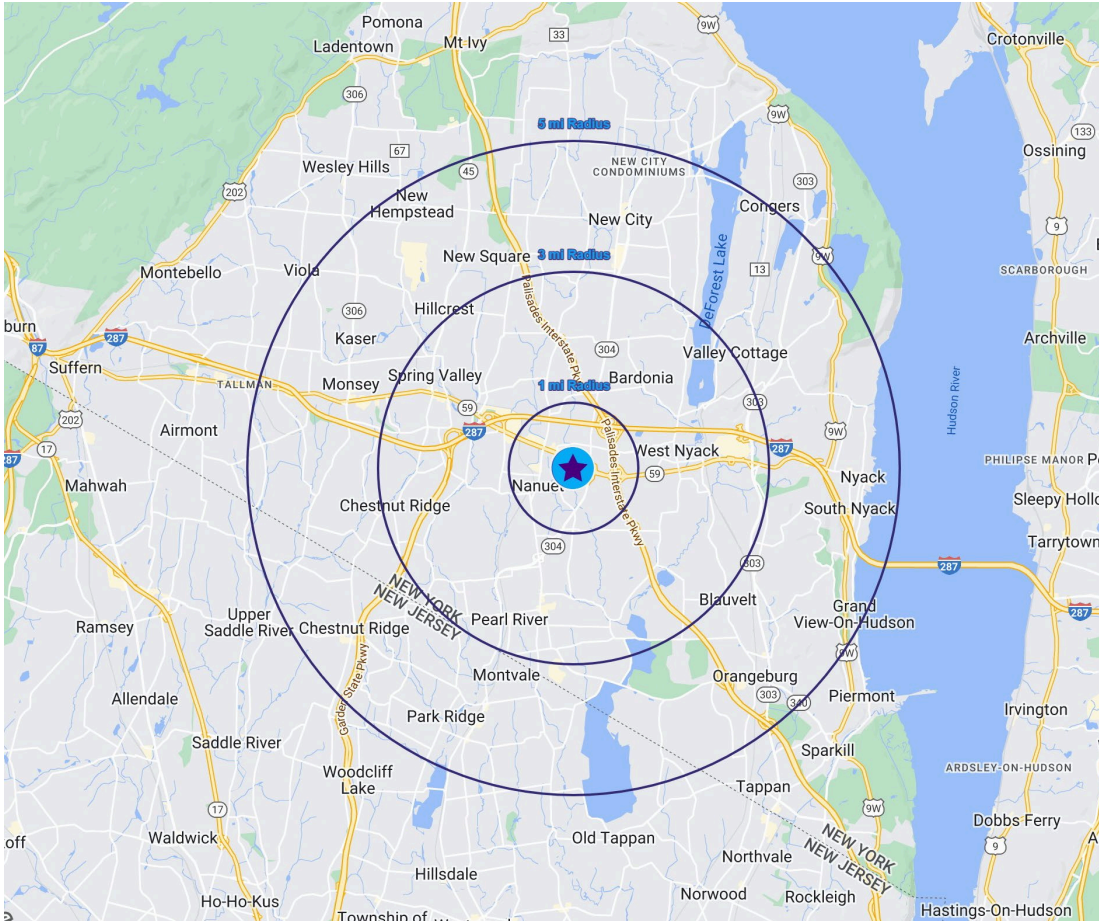


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TRADE AREA DEMOGRAPHIC OVERVIEW



1 Mile Radius

2023 Est. Population	7,732
2023 Est. Avg. HH Income	\$175,760
Households	2,971
Total Employees	6,120

3 Mile Radius

2023 Est. Population	85,210
2023 Est. Avg. HH Income	\$180,794
Households	27,562
Total Employees	42,948

5 Mile Radius

2023 Est. Population	251,744
2023 Est. Avg. HH Income	\$169,910
Households	75,486
Total Employees	105,316

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TRADE AREA
AERIAL



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