

# INVESTMENT OPPORTUNITY

# 58-80 EAST ROUTE 59 NANUET, NEW YORK



## FOR SALE

## CALL FOR DETAILS

### PROPERTY HIGHLIGHTS

- 2.75 Acre Property with Two Buildings Totaling 36,796± SF. Building 1 is a one and part Two-Story 28,800± SF Retail/Office Building. Building 2 is a one and part Two-Story 7,996± SF Office Building
- Situated in the Hamlet of Nanuet, in the Town of Clarkstown in Rockland County, NY
- Building 1 Built in 1975
- Building 2 Built in 1955
- 340' of Frontage Along East Route 59
- ZONING:
  - RS (Regional Shopping District)
  - PO (Professional Office)

### AREA DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	8,954	102,397	243,444
Avg. HH Income	\$135,758	\$129,180	\$137,587

### NEIGHBORING RETAILERS:



# ROYAL PROPERTIES

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