

Nyack, NY

8-10 Waldron Avenue

END CAP SPACE FOR SUBLEASE FULLY BUILT-OUT MEDICAL



AVAILABLE:

3,816 SF End Cap (65'-10" x 58')

JOIN CO-TENANTS:

Motion PT Group and New York Pain Management

NEIGHBORING RETAILERS:

Macy's, BJ's Wholesale Club, Home Depot, Montefiore, Barnes & Noble, Best Buy, Dick's Sporting Goods, DSW, Burlington Coat Factory, Five Below, H&M, AT&T, Bath & Body Works, American Eagle Outfitters, Buffalo Wild Wings, Chipotle, ShopRite, Verizon, Target, Dunkin', Mavis, McDonald's, Walgreens, Chase, Starbucks and many more

ADDITIONAL INFORMATION:

- 10,808 SF Strip on 1.41 Acre Lot
- Fully Built-Out Medical Space for Sublease
- Ideal Space For Medical Tenant
- Excellent Signage
- 76 Parking Spaces
- Close to the Palisades Center Mall, One of the Largest Shopping Destinations in the Region, Ensuring a Consistent Flow of Potential Customers
- Easy Access To Major Thoroughfares, Including I-287, I-87, Mario Cuomo Bridge and Route 59

TRAFFIC COUNTS:

25,070 Cars per Day Along Route 59

RENT:

Call For Details

CAM/TAXES:

Call For Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	35,299	127,323	714,430
Avg. HH Income	\$146,574	\$146,827	\$148,657

**For More Information,
Please Contact:**

914-237-3400

Scott Milich – Ext. 116
SMilich@RoyalPropertiesInc.com



ROYAL

PROPERTIES

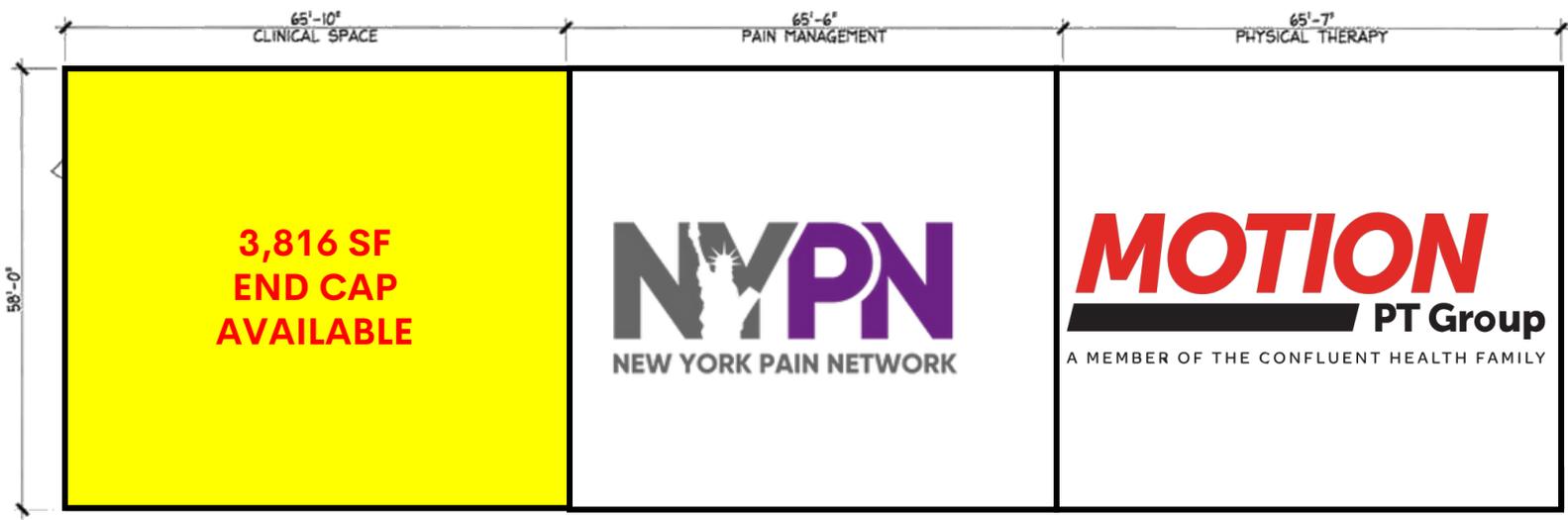
www.RoyalPropertiesInc.com

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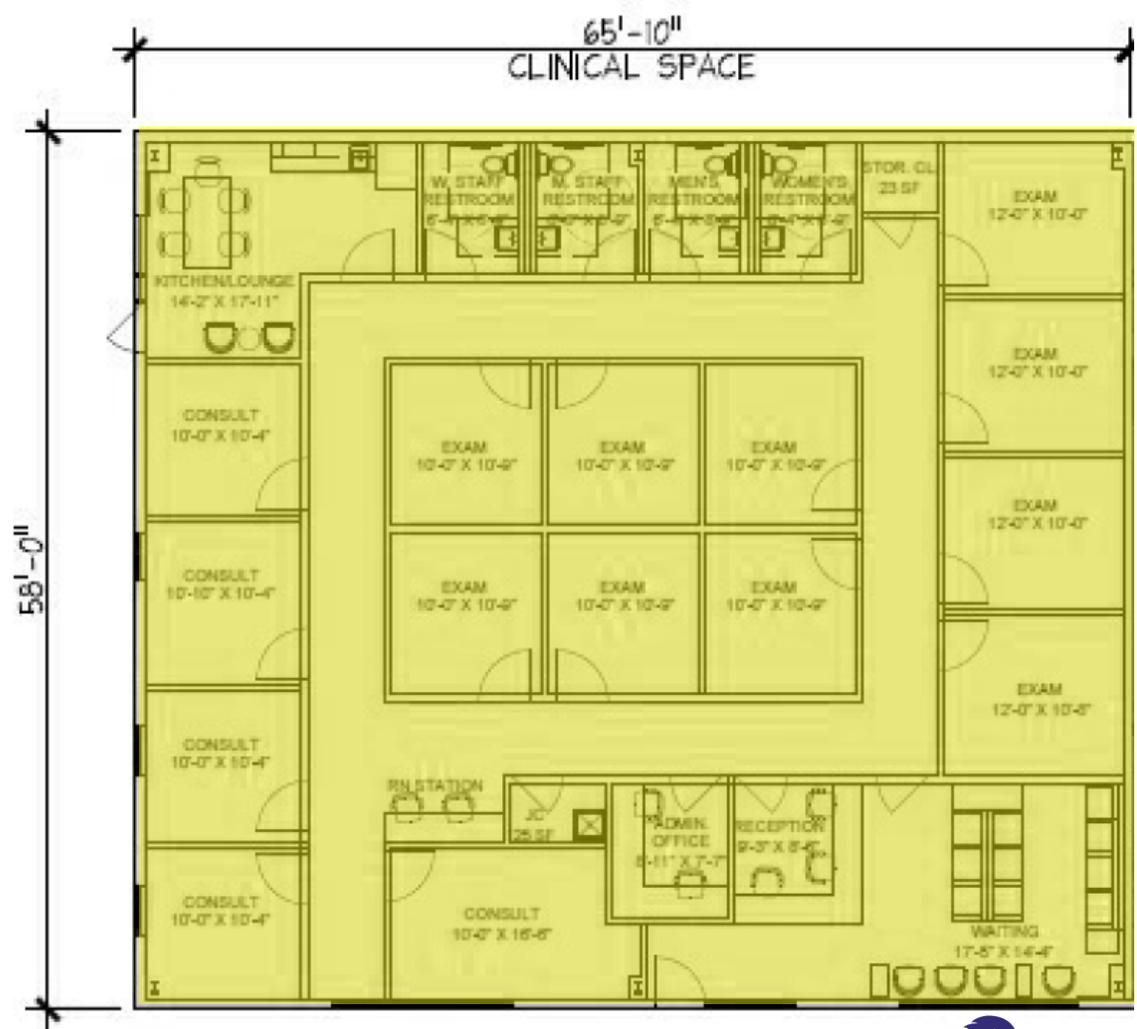
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WALDRON AVENUE

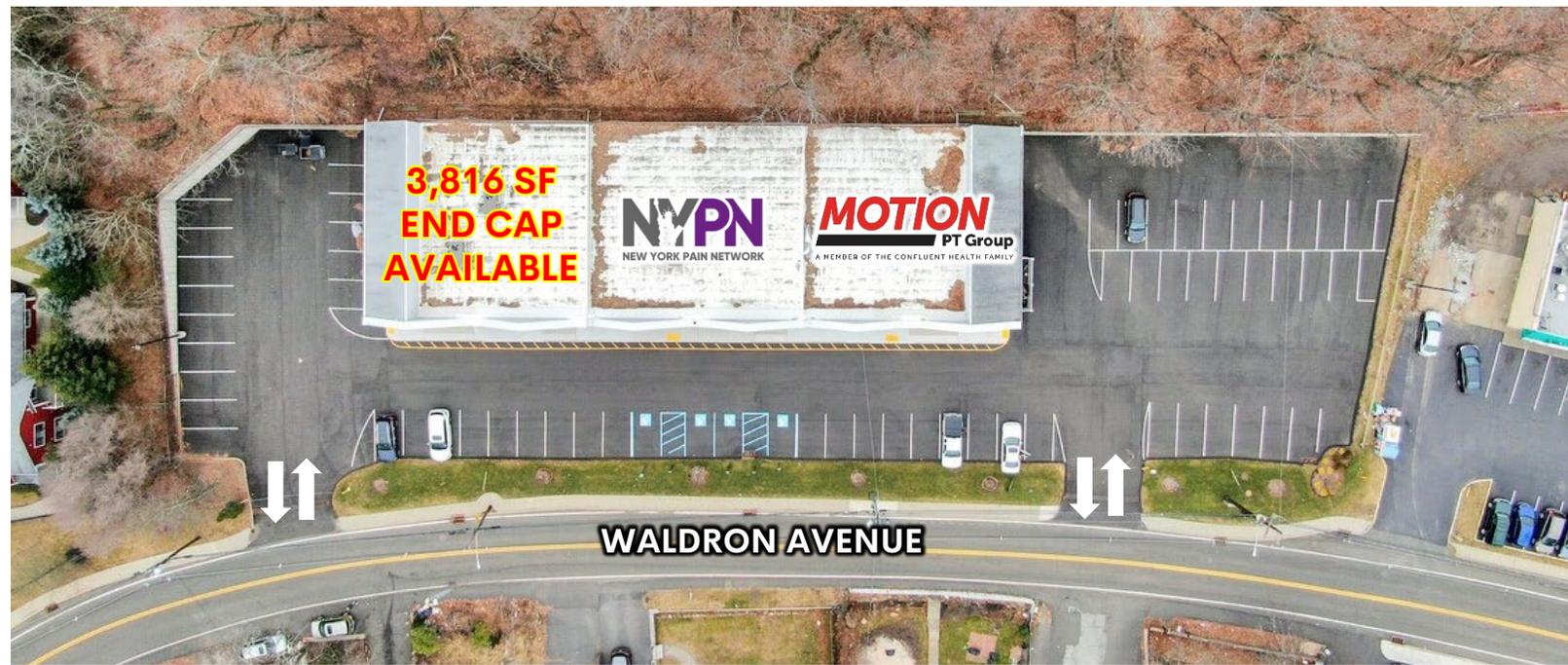


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Walgreens
FedEx Ground
Mobil
Taco **Boy's**
DUNKIN'
MAVIS DISCOUNT TIRE
OCEAN PLAZA
RESTAURANT CYS A LOUNGE
NYACK 5 STAR NAIL & Spa
Domino's
10 WALDRON AVENUE SITE MOTION PT Group
A MEMBER OF THE CONFLUENT HEALTH FAMILY
NYPN NEW YORK PAIN NETWORK
CHASE
McDonald's
Audi **MAZDA**
INTERSTATE 287
THE HUB SHOPPING CENTER
HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices
Montefiore **TRUSTCO BANK**
PRIMALRC
Amici ITALIAN RESTAURANT & PIZZERIA
SUSHI & KIMCHI
5150 MARTIAL ARTS
CHALLENGER BAY INDOOR GOLF & SPORTS BAR
99SIGNS
WASHING BOARD LAUNDROMATS
WYACK BROS
PALISADES PLAZA
verizon
StateFarm
Visionworks
UPTOWN COFFEE BAR
PALISADES CENTER MALL
macy's **DICK'S** SPORTING GOODS **Burlington** **GameStop** THE HOME DEPOT
BJ's **DSW** DESIGNER SHOE WAREHOUSE **BEST BUY** **BARNES & NOBLE**
five BELOW **H&M** **Bath & Body Works**
at&t **aerie** **CHIPOTLE** MEXICAN GRILL
BUFFALO WILD WINGS **AMERICAN EAGLE OUTFITTERS** **7-ELEVEN**
ShopRite
ROYAL PROPERTIES