

Nyack, NY

RETAIL SPACE FOR LEASE

37 E. Route 59

Occena Plaza



AVAILABLE:

1,400 SF (14' x 100')

CO-TENANTS:

Domino's, Nyack 5 Star Nail & Spa and Cy's Restaurant & Lounge

NEIGHBORING RETAILERS:

Macy's, BJ's Wholesale Club, Home Depot, 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:

- 9,200 SF Neighborhood Strip Center 1.1 Acres
- Exceptional Visibility from Route 59 with 100' of Frontage
- Less than 1.5 Miles 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 (Exit 11), and Mario Cuomo Bridge
- 45 Parking Spaces

TRAFFIC COUNTS:

25,070 Cars per Day Along Route 59

RENT:

Call For Details

CAM/TAXES:

\$8.00/SF

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,736	34,315	125,642
Avg. HH Income	\$131,339	\$146,514	\$147,047

**For More Information,
Please Contact:**

914-237-3400

Scott Milich – Ext. 116
SMilich@RoyalPropertiesInc.com



ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

Nyack, NY

37 E. Route 59

RETAIL SPACE FOR LEASE

Occena Plaza

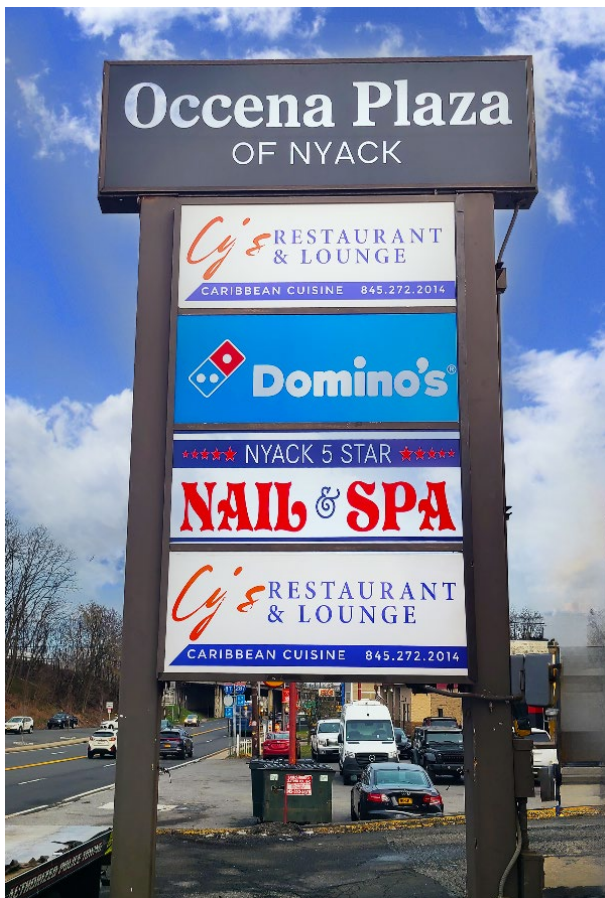


Nyack, NY

37 E. Route 59

RETAIL SPACE FOR LEASE

Occena Plaza



Nyack, NY

37 E. Route 59

RETAIL SPACE FOR LEASE

Occena Plaza

Callout 1 (Top Left): Walgreens, FedEx Ground, Mobil

Callout 2 (Top Center): Taco Boy's

Callout 3 (Top Right): DUNKIN', MAVIS DISCOUNT TIRE

Callout 4 (Center Right): OCEAN PLAZA, Cj's RESTAURANT & LOUNGE, SITE NYACK 5 STAR NAIL & Spa, Domino's

Callout 5 (Center): Old World, McDonald's, CHASE, NYACK DINER

Callout 6 (Center Bottom): Audi Mazda

Callout 7 (Bottom Left): PALISADES PLAZA, verizon, State Farm, Visionworks, UPTOWN COFFEE BAR

Callout 8 (Bottom Center): HARBOR FREIGHT

Callout 9 (Bottom Right): ShopRite

Callout 10 (Bottom Left): PALISADES CENTER MALL: macy's, DICK'S Sporting Goods, Burlington, GameStop, BJ's, DSW, BEST BUY, BARNES & NOBLE, five BELOW, H&M, Bath & Body Works, at&t, aerie, BUFFALO WILD WINGS, AMERICAN EAGLE OUTFITTERS, 7-ELEVEN, CHIPOTLE MEXICAN GRILL

Callout 11 (Bottom Right): ROYAL PROPERTIES