

## **ROYAL PROPERTIES NAMED EXCLUSIVE BROKER TO PRELEASE 223,000 SF IN NANUET, NY**



Royal Properties, Inc. is pleased to announce they have been named the exclusive broker to prelease 5101 Fashion Drive in Nanuet, NY. At Home, which consists of approximately 103,000 square feet on the ground level, will be marketed for lease. The second level, currently occupied by a self-storage user, can also be made available, offering up to 120,000 square feet of additional space. All spaces can be further subdivided.

Originally the site of Macy's, the entire 223,000 square foot property can be divided or delivered to a single tenant. Route 59 in Nanuet is Rockland County's most desirable retail corridor. This highly visible property benefits from multiple access points, ample parking, and outstanding traffic counts of over 43,000 vehicles per day on Route 59 and 137,000 vehicles per day on I-287/I-87. It sits adjacent to a powerhouse lineup of national retailers at The Nanuet Town Centre and in the immediate trade area. Neighboring retailers include Apple, 24 Hour Fitness, Regal Cinemas, Stop & Shop, ALDI, HomeGoods, Sephora, LOFT, Orangetheory Fitness, Kohl's, Sierra Trading Post, Target, Shake Shack, TJ Maxx, Ulta, PetSmart, Chipotle, Chick-fil-A, and many others.

"This site is located in the hottest retail corridor of Rockland County on Route 59. We are excited to start marketing this new big box opportunity. Its position on the 50-yard line in Nanuet makes it an ideal location for any retailer," states Zach Landes of Royal Properties, Inc., who, along with David Landes, is handling the assignment.

For additional information on this opportunity, please contact David Landes at 914-237-3400, Ext. 104 (David@RoyalPropertiesInc.com) or Zach Landes at 914-237-3400, Ext. 123 (Zach@RoyalPropertiesInc.com).

Royal Properties, Inc. is a full-service brokerage and consulting company providing real estate solutions for landlords and retailers throughout New York, New Jersey & Connecticut. To learn more about Royal Properties, Inc., please call 914-237-3400 or visit our website at [www.royalpropertiesinc.com](http://www.royalpropertiesinc.com).



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