

West Nyack, NY

145 Route 303

MIXED-USE PROPERTY FOR SALE



AVAILABLE:

2,718 SF on .53 Acre Lot

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:

- Two Building Property-1,400 SF Retail/Office and 1,318 SF Residential
- Excellent Visibility at Signaled Intersection
- 171.25' of Frontage on Route 303
- 12 Parking Spaces
- Owner Occupied
- Easy Access To Major Thoroughfares, Including I-287, I-87, Route 59, and Mario Cuomo Bridge

TRAFFIC COUNTS:

22,269 Cars per Day Along Route 303
25,070 Cars per Day Along Route 59

RENT:

Call For Details

CAM/TAXES:

Call For Details

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,535	41,128	146,715
Avg. HH Income	\$123,791	\$148,176	\$145,322

**For More Information,
Please Contact:**

914-237-3400

Scott Milich – Ext. 116
SMilich@RoyalPropertiesInc.com



ROYAL

PROPERTIES

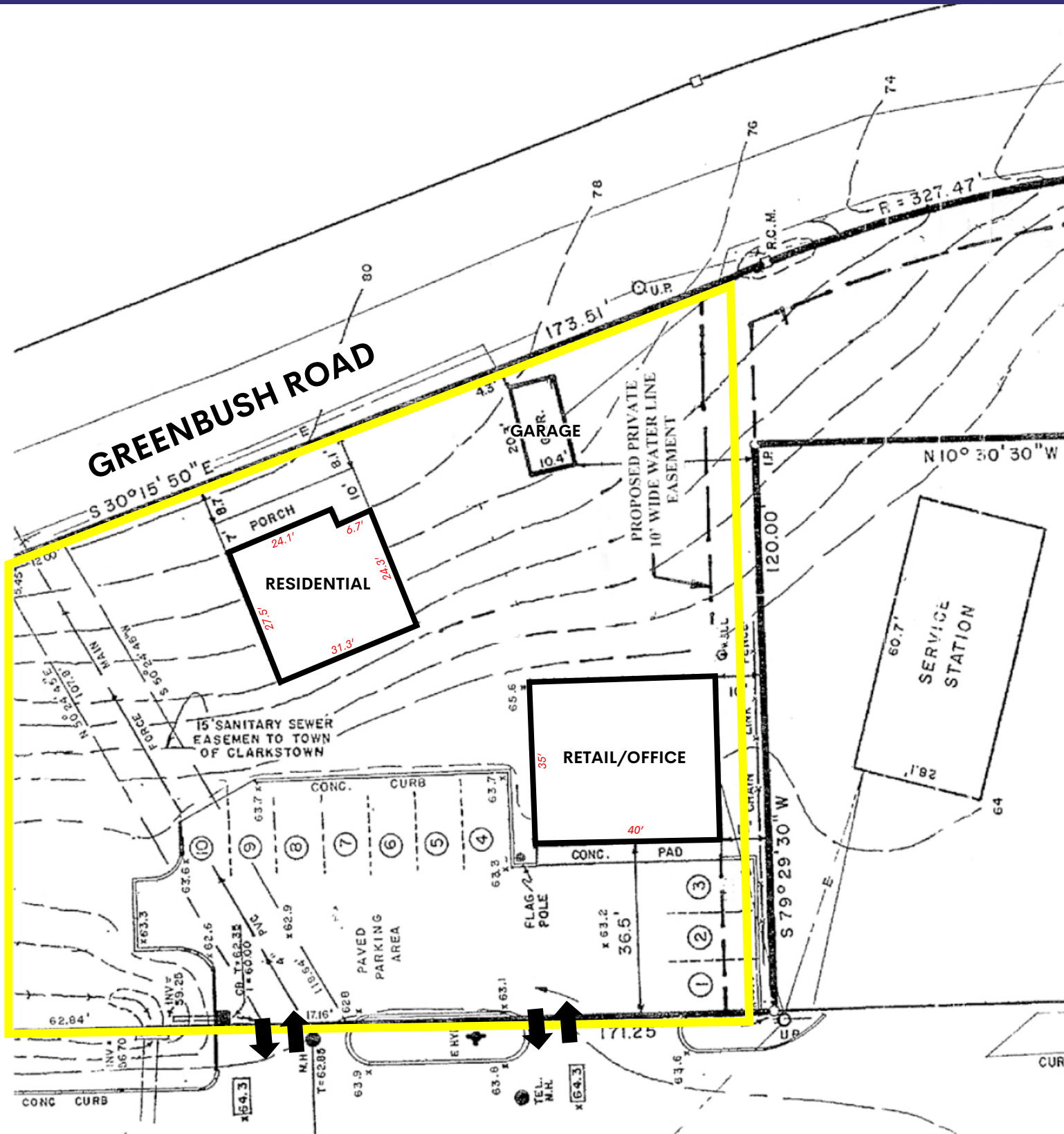
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ROUTE 303



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