

West Nyack, NY

260 N. Route 303

OFFICE/MEDICAL/REDEVELOPMENT OPPORTUNITY FOR LEASE



AVAILABLE:

6,889 SF Office Building/Pad Site on 0.59 Acres

NEIGHBORING TENANTS:

Montefiore Nyack Hospital, Premier Medical Healthcare, Crystal Urgent Care, CityMD Urgent Care, Macy's, BJ's Wholesale Club, Home Depot, Barnes & Noble, Best Buy, Dick's, DSW, Burlington Coat Factory, Five Below, H&M, AT&T, Bath & Body Works, Buffalo Wild Wings, Chipotle, ShopRite, Verizon, Target, Dunkin', Mavis, McDonald's, Walgreens, Chase, Starbucks and many more

ADDITIONAL INFORMATION:

- Prime Redevelopment Opportunity
- Ideal Uses Include Showroom, Office, Warehousing, Light Manufacturing and more
- 21 Parking Spaces
- Immediate Availability
- 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	4,759	47,118	158,491
Avg. HH Income	\$115,090	\$147,892	\$138,133

**For More Information,
Please Contact:**

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PROPERTIES

www.RoyalPropertiesInc.com

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