

# Airmont, NY

## 124 NY-59

**FULLY APPROVED  
DEVELOPMENT SITE  
FOR SALE/LEASE**



### APPROVED DEVELOPMENT:

Warehouse A: 2,765 SF  
Warehouse B: 2,852 SF  
Office: 400 SF

### NEIGHBORING RETAILERS:

Walmart, Walgreens, CVS, Chase Bank, McDonald's, Jersey Mike's, Panera Bread, Burger King, Dunkin', AutoZone, Club Pilates, AFC Urgent Care, TD Bank, Wendy's, Subway, Citibank, and more

### ADDITIONAL INFORMATION:

- 0.54 Acre Lot Development Opportunity
- Fully Approved Warehouse Buildings (2,765 SF & 2,852 SF)
- 80' of Frontage
- Excellent Location on Route 59 on the Border of Airmont/Ramapo/Suffern
- 3 Minutes Drive to the I-87/287
- Minutes from Good Samaritan Hospital & Ramapo Town Offices & Police Department

### TRAFFIC COUNTS:

13,874 Cars per Day Along Route 59  
106,587 Cars per Day Along I-87

### ASKING PRICE:

Call For Details

### TAXES:

\$17,000 +/-

### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,479	65,002	185,001
Avg. HH Income	\$119,026	\$125,564	\$122,778

**For More Information,  
Please Contact:**

**914-237-3400**

**Scott Milich – Ext. 116**  
**SMilich@RoyalPropertiesInc.com**



**ROYAL**  
PROPERTIES

[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

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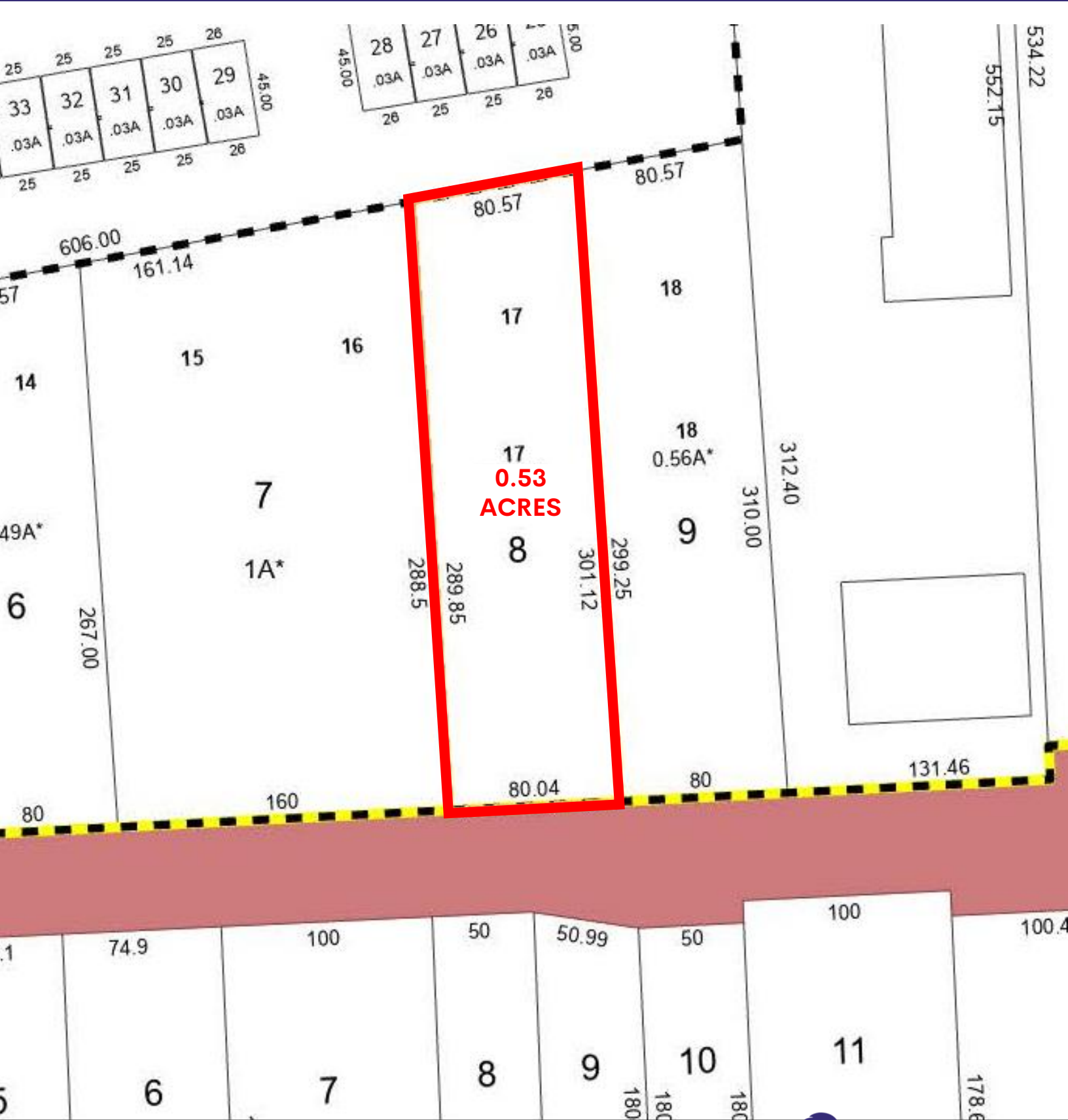
# RENDERINGS

## 124 NY-59



# Airmont, NY

## 124 NY-59





# Airmont, NY

## 124 Route 59

AERIAL

