

# Monsey, NY

## 412 Route 59

RETAIL/OFFICE  
SPACE FOR LEASE



### AVAILABLE:

1,800 SF± (Approx.)

### CO-TENANT:

Midas Auto Repair

### 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:

- 7,837 SF Retail Building
- One Overhead Garage Door with Small Offices
- Ideal Tenants are Complementary to Existing Midas Auto Repair
- 206' of Frontage on Route 59
- 2 Curb Cuts
- 20 Parking Spaces

### TRAFFIC COUNTS:

18,465 Cars per Day Along Route 59  
106,587 Cars per Day Along I-87

### ASKING RENT:

Call For Details

### CAM/TAXES:

Call For Details

### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,511	125,284	229,164
Avg. HH Income	\$92,218	\$104,100	\$125,241

For More Information,  
Please Contact:

914-237-3400

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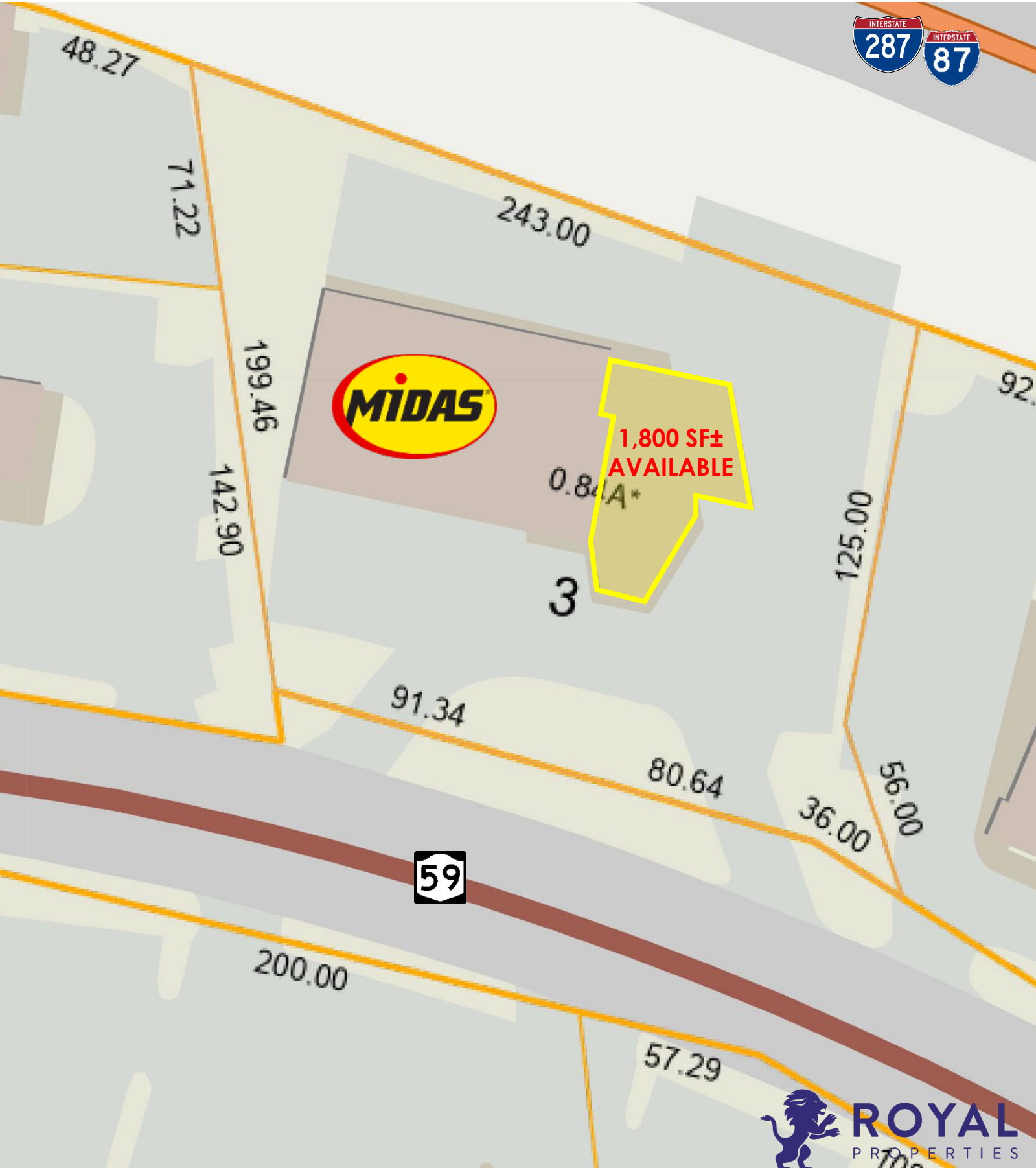
**ROYAL**  
PROPERTIES

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

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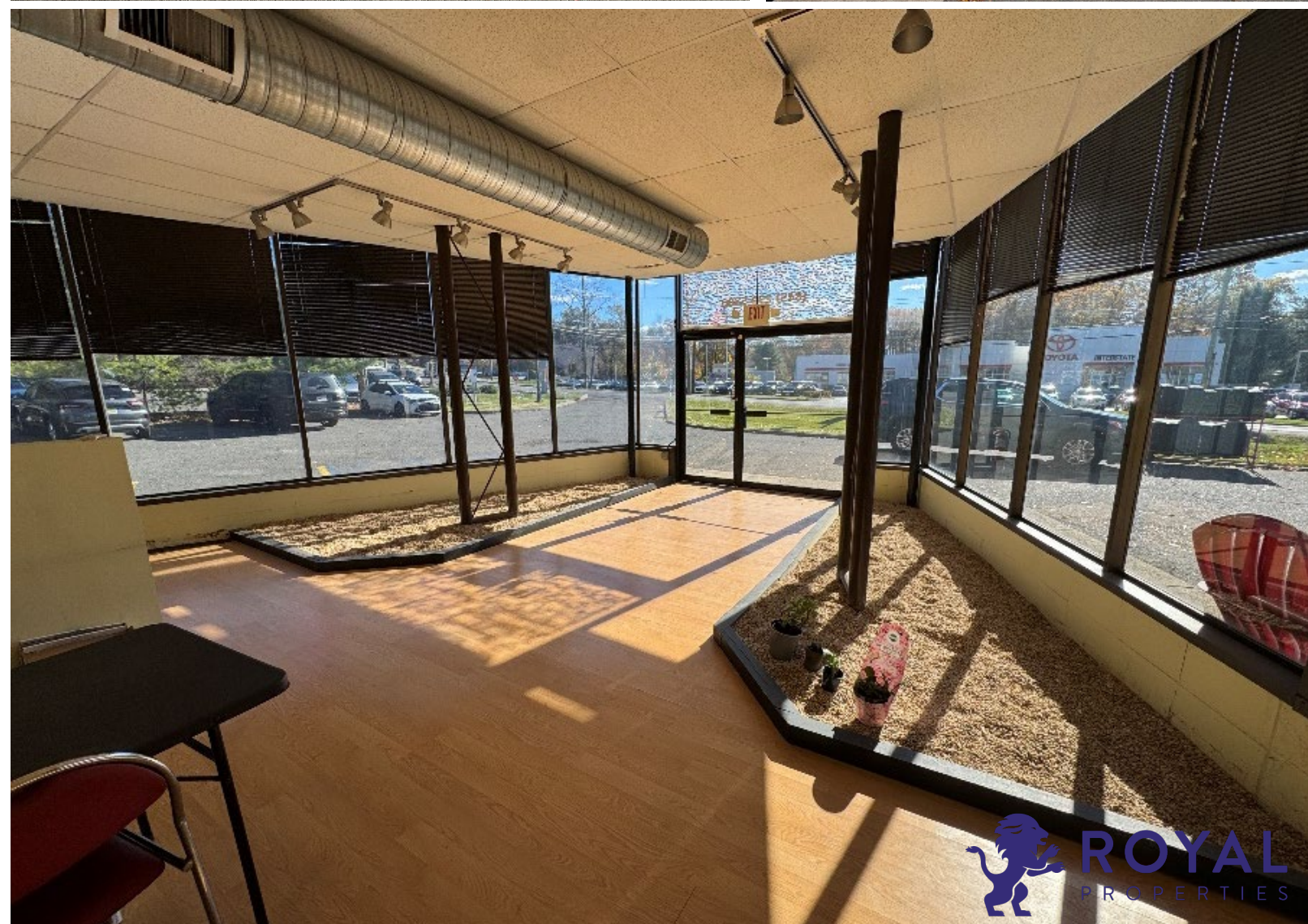




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