Colonial Square at Airmont
329 Route 59, Airmont NY
49,500 GLA Neighborhood Center in Rockland County, NY

1,312 SF to 9,829 SF Prime Retail Available

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AVAILABLE:
Space A: 5,617 SF
Space B: 1,312 SF
(A & B can be combined)
Total Combined: 6,929 SF
Space C: 2,900 SF End Cap

RENT: Upon Request
NNN: $9 PSF

VEHICLES PER DAY: 17,677

COMMENTS:
• High traffic shopping center in the heart of the retail corridor
• Prime storefronts on Rockland County’s main drag – Route 59 (17,677 cars per day)
• Excellent visibility and ample parking
• Pylon signage available on the highway
• In close proximity to NY State Thruway (Exit 14A)

NEIGHBORHOOD DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>POPULATION</th>
<th>MEDIAN HOUSEHOLD INCOME</th>
<th>DAYTIME POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Mile</td>
<td>8,769</td>
<td>$85,727</td>
<td>6,458</td>
</tr>
<tr>
<td>3 Miles</td>
<td>111,303</td>
<td>$74,066</td>
<td>34,551</td>
</tr>
<tr>
<td>5 Miles</td>
<td>208,836</td>
<td>$90,998</td>
<td>104,288</td>
</tr>
</tbody>
</table>

NEIGHBORING RETAIL:

- Walmart
- Walgreens
- Starbucks
- Burger King
- Citibank
- Planet Fitness
- Dunkin’ Donuts
- Subway
- Wendy’s
- ShopRite

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