

Nyack, NY

21-23 Route 59

RETAIL SPACE FOR LEASE



AVAILABLE:

1,600 - 3,725 SF with Drive-Thru (21 Route 59)
7,000 SF Proposed (23 Route 59)

NEIGHBORING RETAILERS:

Dunkin' Donuts, Walgreens, Castrol Premium Lube Express, McDonald's, Midas, Palisades Auto Sales, Wells Fargo, M&T Bank, Starbucks, Chase Bank, J&L Auto and Tire Sales, and many more

TRAFFIC COUNTS:

25,397 Cars per Day Along Route 59
122,299 Cars per Day Along I-87

ADDITIONAL INFORMATION:

- Tremendous Parking
- Excellent Visibility on Route 59
- Adjacent to I-87 Entrance Ramp
- Within Close Proximity to I-287E/I-87 and The Tappan Zee Bridge

RENT:

Call For Details

CAM/TAXES:

\$11.95/SF (21 Route 59)
\$10.87/SF Est. (23 Route 59)

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,529	35,746	124,534
Avg. HH Income	\$108,985	\$148,531	\$157,005

For More Information,
Please Contact:

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PROPERTIES

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