RETAIL SPACE FOR LEASE

West Nyack, NY
126 - 130 N. Route 303

Palisades Plaza

Available:
1,577 SF
1,671 SF
3,500 SF End Cap with Drive-Thru

Co-Tenants:
Verizon and Visionworks

Neighboring Retailers:
Target, Macy's, BJ's Wholesale Club, Home Depot, Bed Bath & Beyond, Barnes & Noble, Best Buy, Burlington Coat Factory, Dunkin' Donuts, Mavis Discount Tire, Zara, Old Navy, AMC, Dick's Sporting Goods, GAP, DSW, H&M and many more

Traffic Counts:
29,807 Cars Per Day Along Route 303
30,906 Cars Per Day Along Route 59
134,682 Cars Per Day Along I-287

Additional Information:
• 13,848 SF Shopping Center Across from the Palisades Center Mall
• Traffic Light at Entrance/Exit
• Easy Access to I-287/87 and Route 59
• Great Visibility from Route 303

Rent:
Call For Details

Cam/Taxes:
$14.35/SF

For More Information,
Please Contact:

914-237-3400
Jeanine Kemm - Ext. 111
Jeanine@RoyalPropertiesInc.com

David Landes - Ext. 104
David@RoyalPropertiesInc.com

Area Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>5,151</td>
<td>48,300</td>
<td>158,447</td>
</tr>
<tr>
<td>Avg. HH Income</td>
<td>$112,277</td>
<td>$152,059</td>
<td>$143,234</td>
</tr>
</tbody>
</table>

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.
West Nyack, NY
126 - 130 N. Route 303

Palisades Plaza

FUTURE AVAILABILITY
3,500 SF END CAP
WITH DRIVE-THRU

1,671 SF AVAILABLE
1,577 SF AVAILABLE