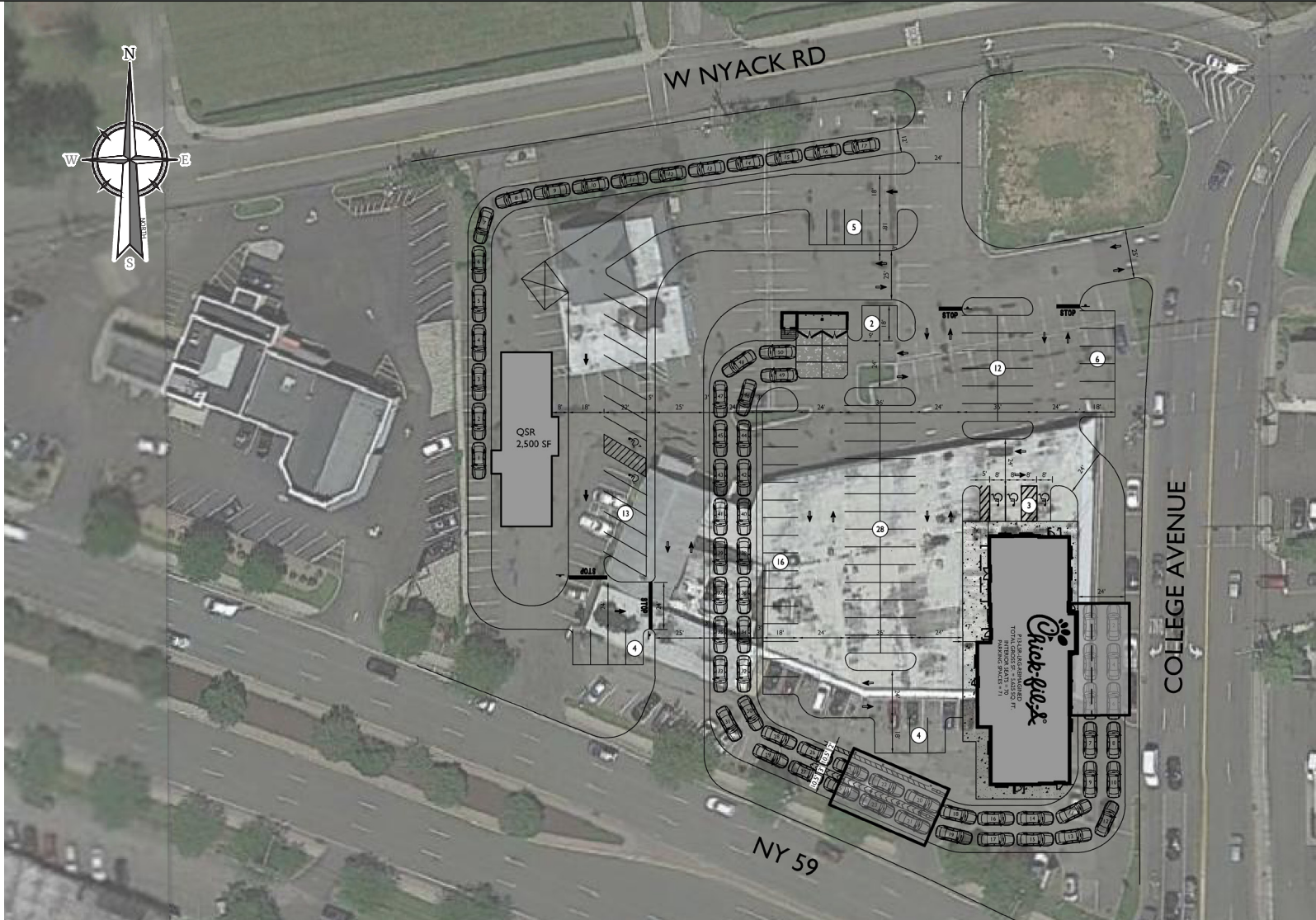


NANUET - 1 ACRE GROUND LEASE AVAILABLE

58 ROUTE 59, NANUET, NEW YORK 10954



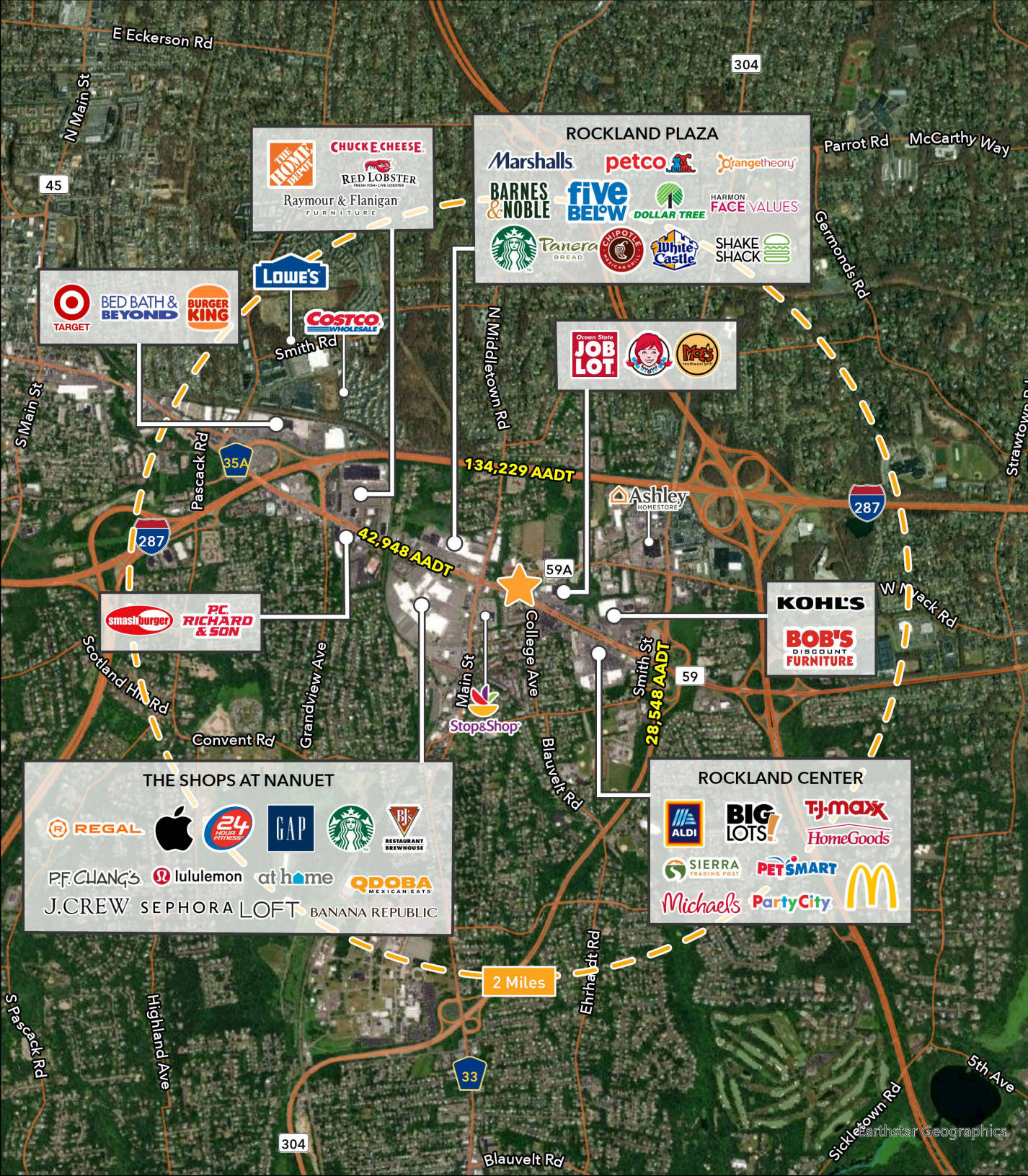
EXCLUSIVE LEASING PACKAGE

Jordan Cohn | JCohn@scg-retail.com | 646.765.0777

LEASE
OPPORTUNITY

PROPERTY OVERVIEW

- 58 Route 59 Nanuet – Ground Lease Available
- Best regional site in Rockland County
- Join Chick-fil-A on busy Rt. 59
- Approximately 1 acre with a traffic light access at the intersection of Rt. 59 and College Avenue
- Neighbors include: The Shop's at Nanuet (Apple, Sephora, Lululemon, Regal Cinema), Barnes and Noble, Wendy's, Shake Shack, Chipotle, and Panera
- Traffic count:
 - over 30,000 AADT
- Rent upon request



NANUET TRADE AREA

10 MINUTE RADII
15 MINUTE RADII



2020 POPULATION

136,097
329,258



2020 DAYTIME POPULATION

135,132
330,176



2020 AVERAGE HOUSEHOLD INCOME

\$129,577
\$142,010



Raymour & Flanigan FURNITURE
Staples RED LOBSTER
CHUCK E. CHEESE

ROCKLAND PLAZA
petco Marshalls MODEL'S SPORTING GOODS
DOLLAR TREE five BELOW BARNES & NOBLE
T-Mobile at&t SUPERCUTS
MATTRESSFIRM HARMON FACE VALUES D'ange theory
Starbucks Panera CUPOLPE SHAKE SHACK

Job Lot
Macys

BOB'S DISCOUNT FURNITURE KOHL'S CITYMD URGENT CARE
GameStop SALLY BEAUTY Pizza Hut
MATTRESSFIRM The UPS Store

White Castle
42,948 AADT
Jockey Mike's
DUNKIN'
smash burger

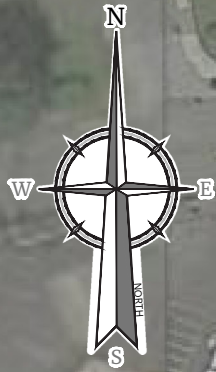
White Castle
CUBESMART self storage
Capital One
59
SITE
B2
THE VITAMIN SHOPPE
STOP & SHOP
Advance Auto Parts
7 ELEVEN
CHASE

Ashley HOMESTORE
POWERHOUSE GYM

PC RICHARD & SON
Sola CosmoProf
TITLE BOXING CLUB

THE SHOPS AT NANUET
REGAL 24 HOURS FITNESS Apple at home
GAP EUROPEAN WAX CENTER J.Jill Starbucks BJ'S RESTAURANT BRAWHOUSE
LOFT SEPHORA MICHAEL KORS
BANANA REPUBLIC J.CREW lululemon
PAPER SOURCE chico's PF. CHANG'S
TD Bank T-Mobile QDOBA MEXICAN CANTO verizon

ROCKLAND CENTER
ALDI BIG LOTS! Kirklands
SIERRA TRADING POST PETSMART TJ-MAXX
LUMBER LIQUIDATORS PartyCity HomeGoods
Red Lobster McDonald's FIVE GUYS BURGERS and FRIES
Carvel Auto Zone



W NYACK RD

COLLEGE AVENUE

NY 59

QSR
2,500 SF

Chick-fil-e
TOTAL GARAGE/PAVING
TOTAL INTERIOR SEATS = 70
PARKING SPACES = 71



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