

# College Plaza

114 E Route 59, Nanuet, NY



**1,811 & 2,622 SF Available For Lease**

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## Property **Location**

- » Prime retail location in central Rockland County, NY
- » Located in the heart of the Nanuet retail corridor
- » Great access from Route 59, Palisades Parkway and NY State Thruway

## Retail Availability

- » 1,811 & 2,622 SF available for lease
- » Shopping center GLA: 23,725 SF
- » Prominent pylon signage opportunity
- » 400 parking spaces
- » Excellent mix of national, regional and local Tenants

### Asking rent

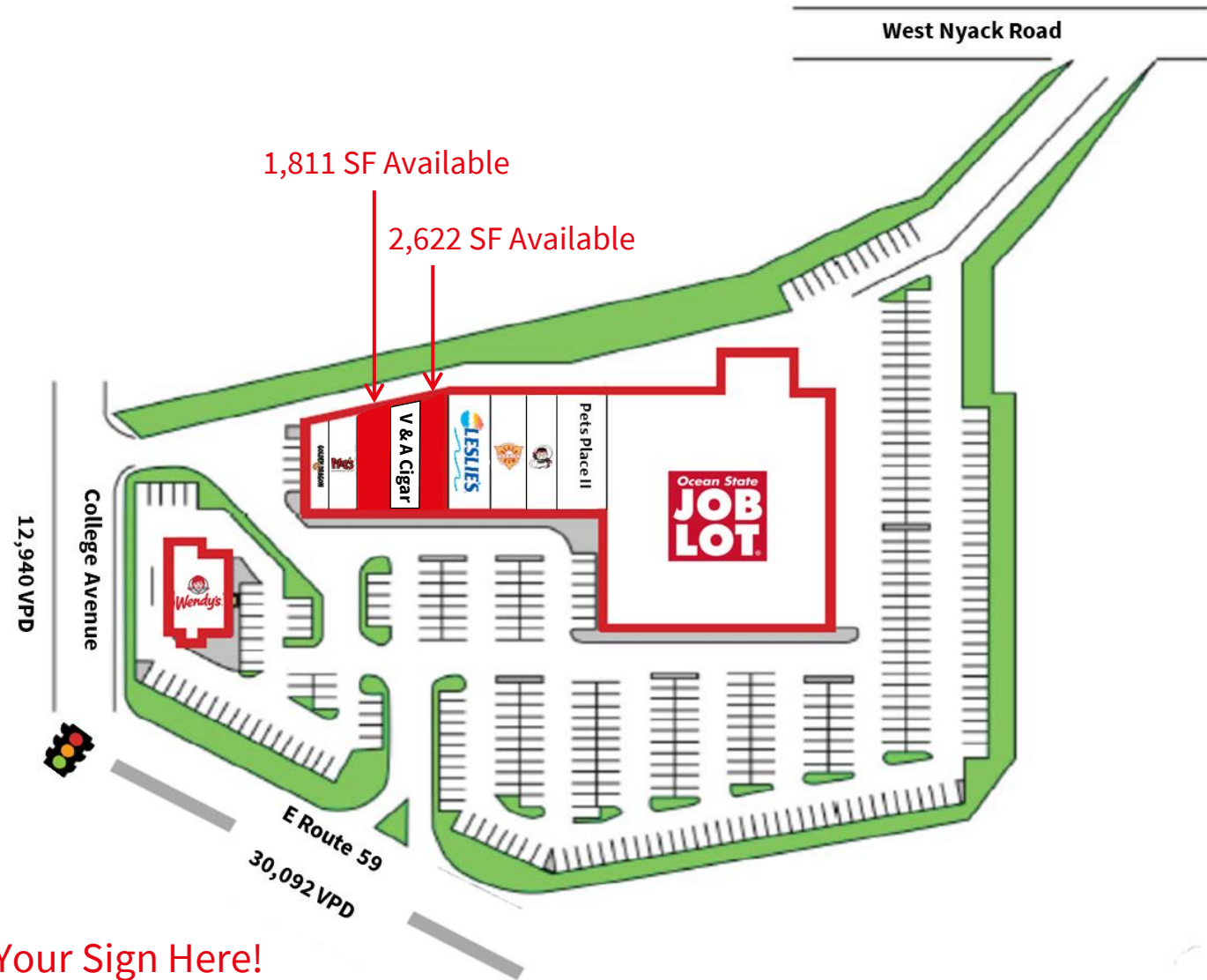
- » Upon request
- » NNN: \$10.50 PSF

## Trade Area Tenants



# Leasing Plan

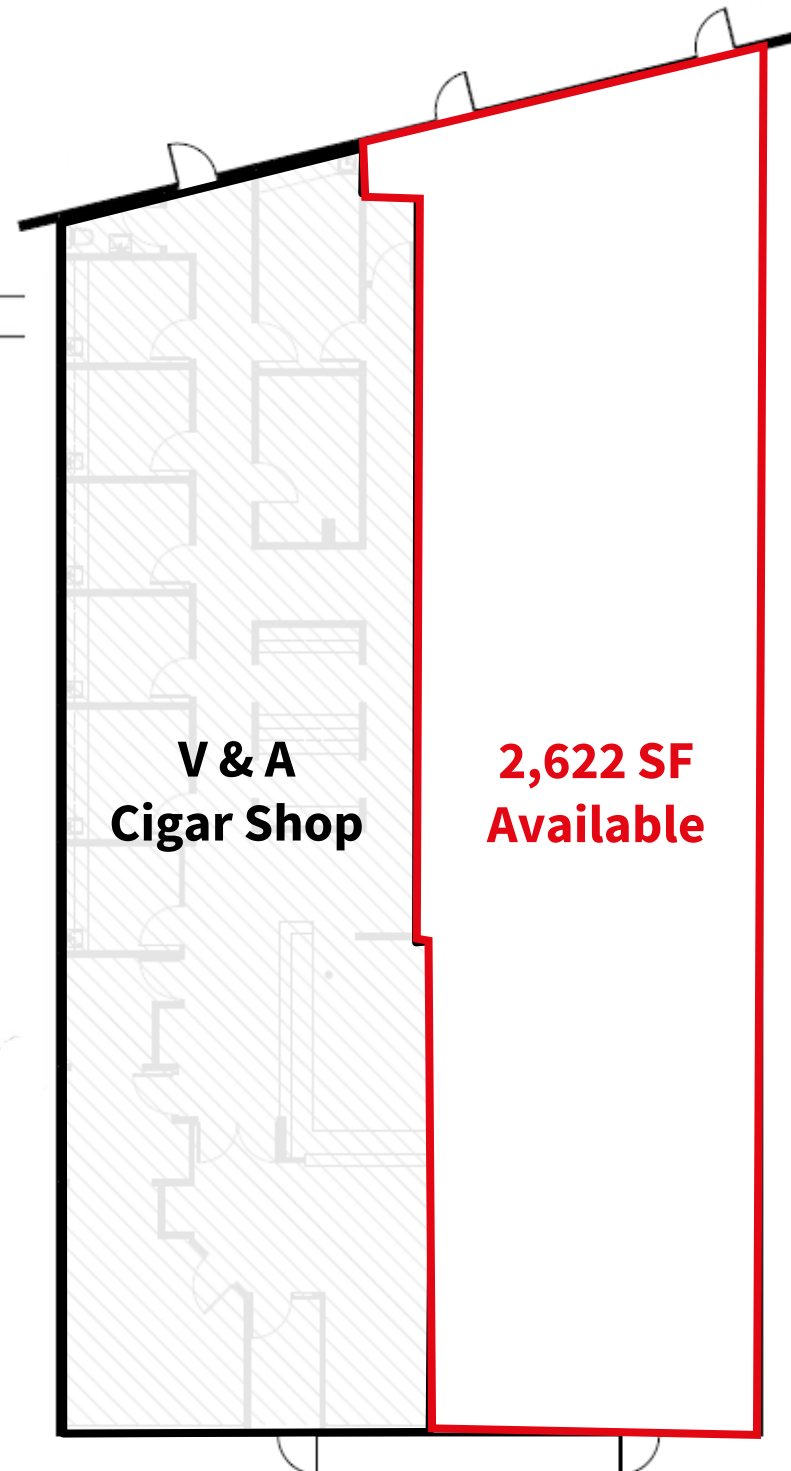
#	Tenant	Size
1	Wendy's	3,130 SF
2	Golden Dragon	1,260 SF
3	Moe's Southwest Grill	2,000 SF
4	Available	1,811 SF
5	V & A Cigar Shop	2,659 SF
6	Available	2,622 SF
7	Leslie's Pools	3,450 SF
8	Beach Bum Tanning	2,780 SF
9	Umi Ramen	2,260 SF
10	Pets Place II	4,725 SF
11	Ocean State Job Lot	38,000 SF



# Floor Plan – 1,811 SF

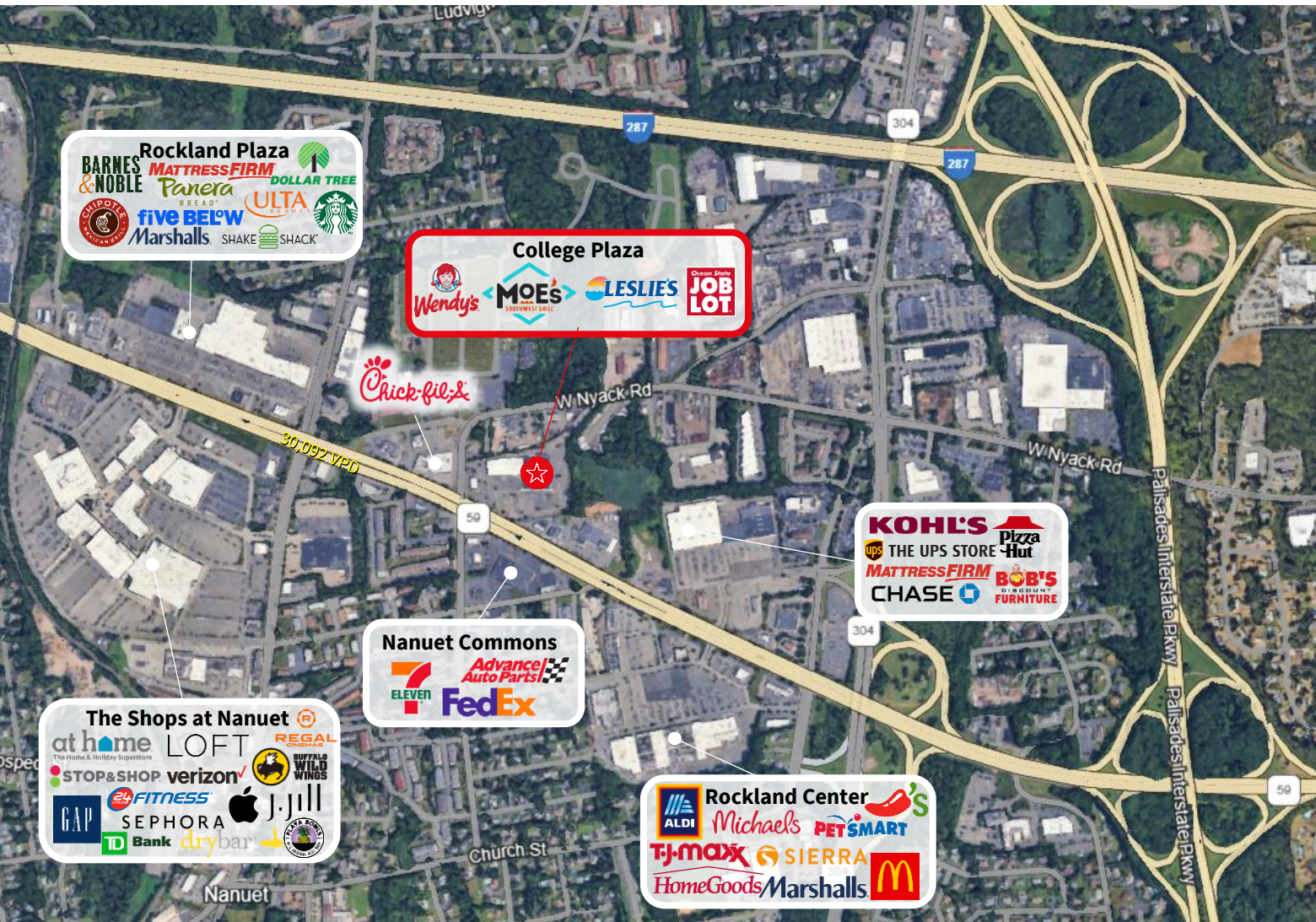


## Floor Plan – 2,622 SF





# Market **Aerial**



## Demographics



**96,187**  
Population



**\$101,460**  
Med. HH Income



**38,318**  
Employees



**4,499**  
Businesses

Demographics taken within 3 miles Source: ESRI, 2023

### For more information contact:

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