The Hub

302-388 Route 59, Nyack, NY



1,080, 1,650 & 2,300 SF Available for Lease

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JLL

302-388 Route 59, Nyack, NY

Property Location

- Suburban Rockland County, about 25 miles north of Manhattan
- Served by major regional routes including Route 59, the New York State Thruway (I-87/I-287), the Palisades Interstate Parkway, and Route 303
- Dense, diverse population with established retail and commercial corridors along Route 59
- Situated ideally on Route 59 (21,944 VPD) at the intersection of Route 303 (18,515 VPD), and right of NY State Thruway (124,112)
- Adjacent to 2.3M SF Palisades Center Mall



Space Availability

- 1,080, 1,650, & 2,300 Available
- Prominent building signage available



Neighboring Tenants

2.3M SF
PALISADES
CENTER

macy's

STARBUCKS COFFEE

ShopRite

TARGET

BJ's

DUNKIN'

verizon

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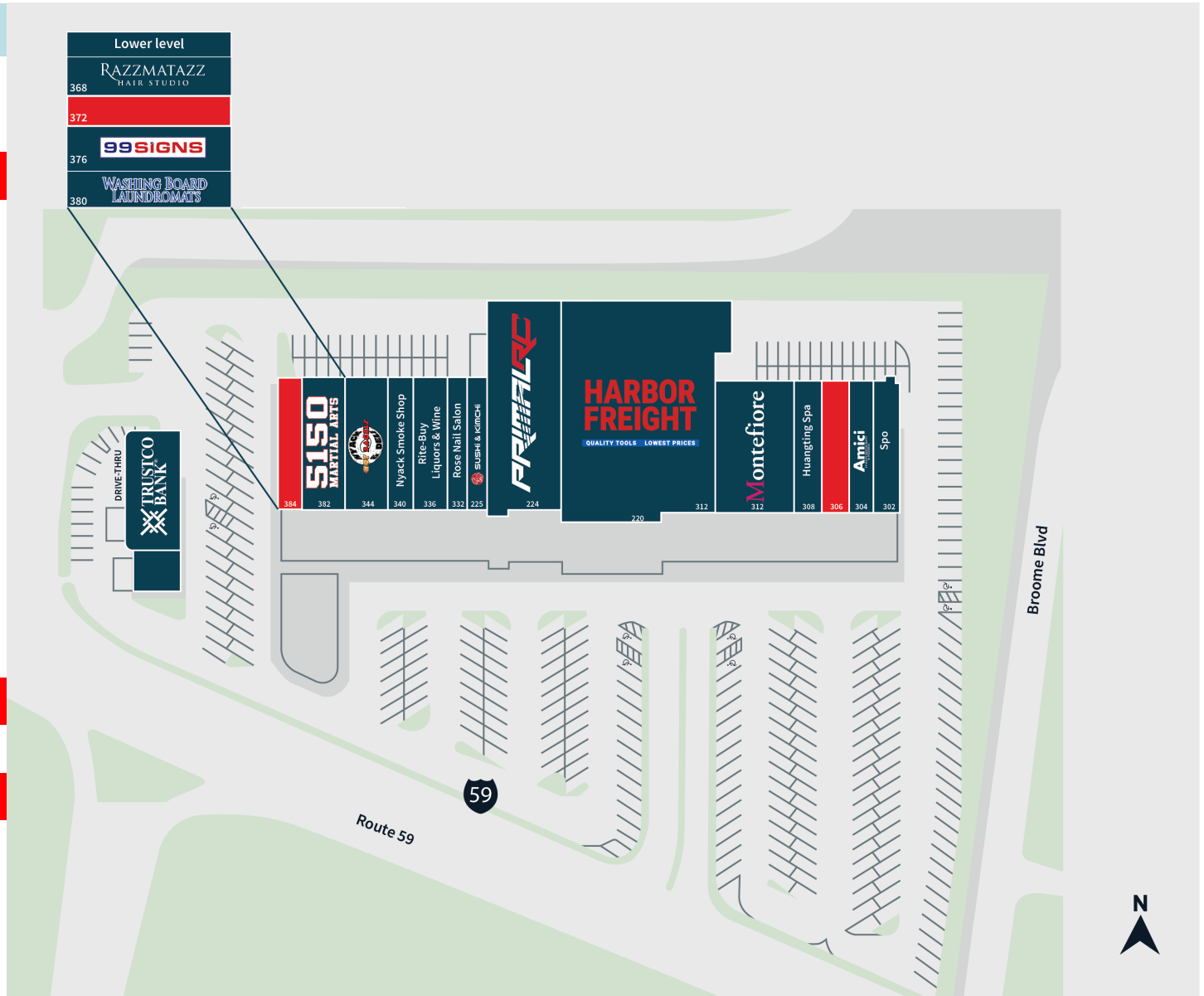
Site Plan

#	Tenants	SF
302	Spotlite Cleaners	2,000
304	Amici's Ristorante	1,600
306	**AVAILABLE**	**2,300**
308	Huanting Spa	1,600
312	Montefiore Medical	6,000
320	Harbor Freight	15,295
324	Primal RC	13,000
328	Sushi & Kimchi	1,500
332	Rose Nail Salon	1,450
336	Rite-Buy Liquors & Wine	3,000
340	Nyack Smoke Shop	1,600
344	Nyack Hot Bagels	3,300
382	Martial Arts	3,190
384	**AVAILABLE**	**1,650**
368	Razzmatazz Hair Salon (LL)	1,200
372	**AVAILABLE (LL)**	**1,080**
376	99 Signs (LL)	2,100
380	Washing Board Laundromat (LL)	1,590
388	Trustco Bank (LL)	2,800



Property Photos







Former Restaurant – 1,650 SF
Walk-In Box & Hood System



New Vanilla Box - 1,080 SF

Property Photos





Former Challenger (Space 306) – 2,300 SF





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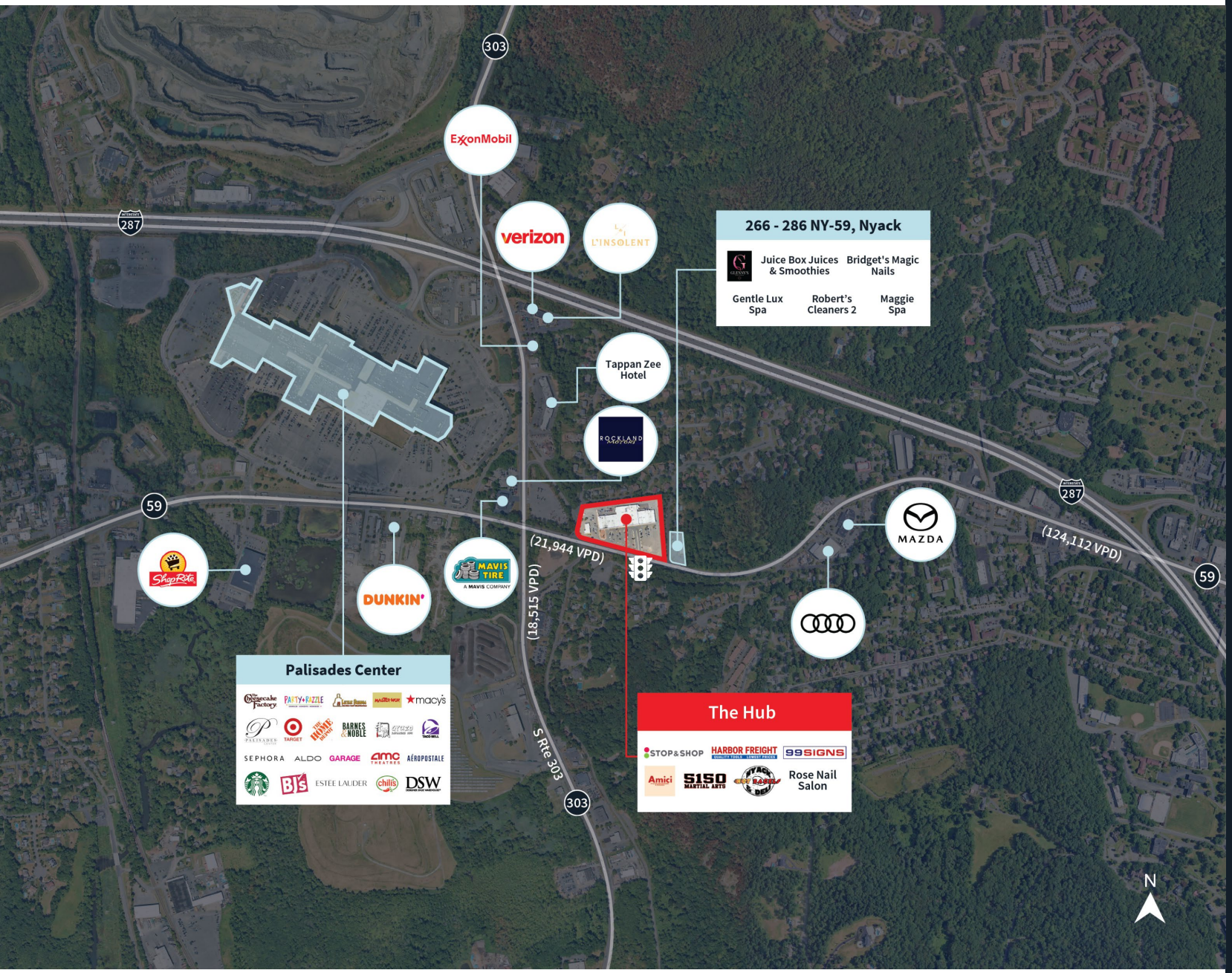
Retail Aerial



Demographics

150,161
Population

$124,783
Med. HH Income

$2.15M
Total Consumer Spending

9,353
Businesses

Demographics taken within a 5-mile radius
Source: Costar 2025

Zoomed Out Retail Aerial



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