

# Retail, Fitness & Entertainment Retail

64 Route 303, Tappan NY



## 6,000 SF Available for Lease

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## Property Location

- » Highly visible retail on NY State Highway 303 (12,236 cars/day)
- » Abundant surface parking
- » Easy access to Palisades Parkway (Exit 5)
- » Located on the border of Northvale NJ (Bergen County)
- » Accessible to all northern Bergen County towns

## Space Availability

- » 6,000 SF
- » High ceilings – 18' clear
- » One 10' overhead door
- » Existing restaurant kitchen & bar infrastructure



## Neighboring Tenants

Walgreens

DUNKIN'



CVS pharmacy



Panera BREAD



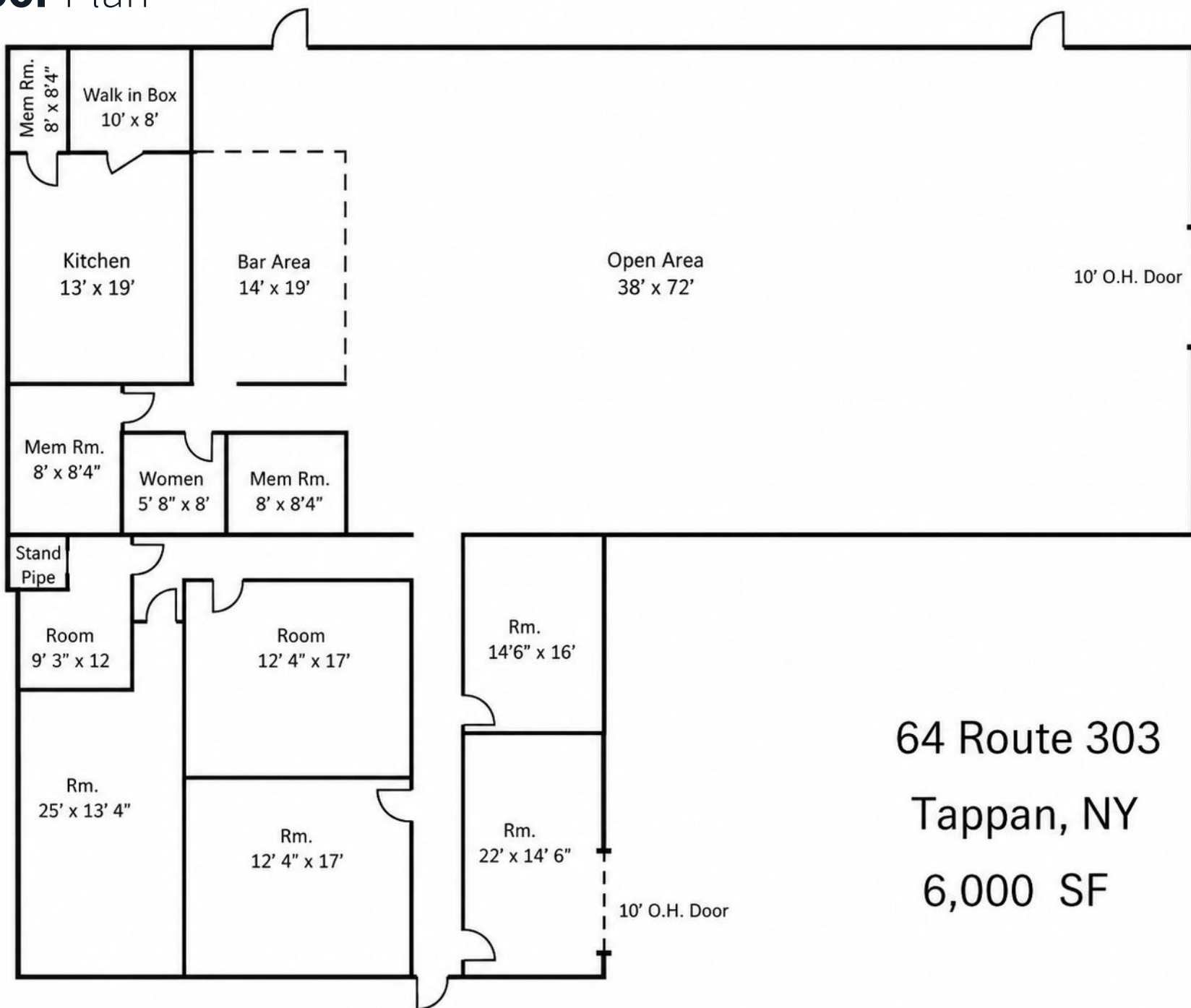
THE gyro PROJECT

Advance Auto Parts



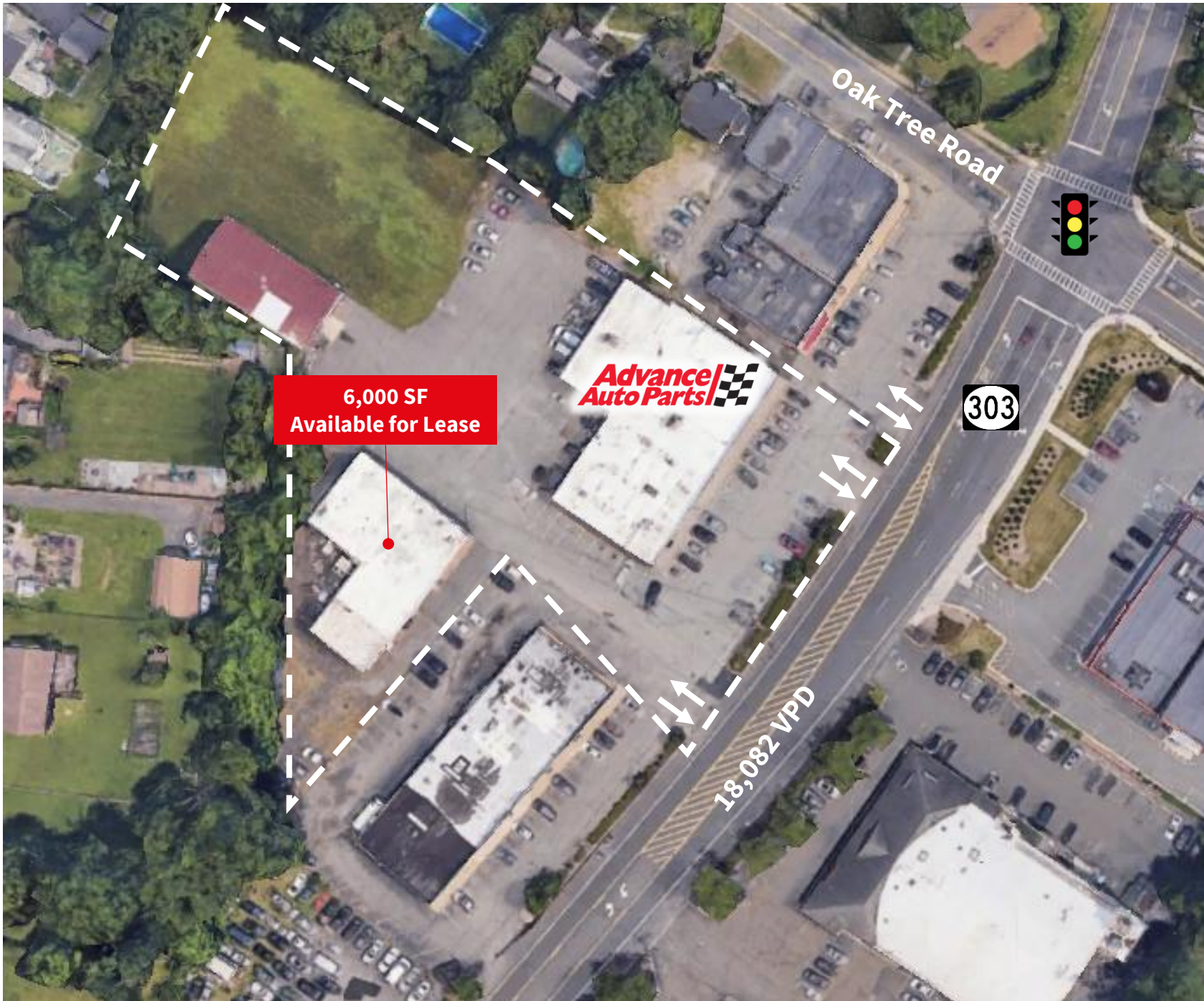
City MD

# Floor Plan



64 Route 303  
Tappan, NY  
6,000 SF

# Site Plan





## Demographics



**153,007**

Population



**\$156,127**

Med. HH Income



**70,769**

Employees



**8,589**

Businesses

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

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