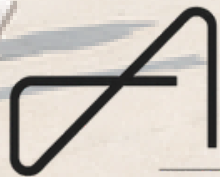


Nyack, New York 102 Main Street

Prime Downtown Nyack Restaurant, Retail or Hospitality Opportunity

Your Concept Here.



THE AGENCY®
COMMERCIAL DIVISION

For Lease: \$7,500 Monthly



102 Main Street, Nyack, NY presents an exceptional opportunity to establish a flagship concept in the heart of Downtown Nyack. The property offers approximately 3,400 SF at street level, plus an additional $\pm 3,400$ SF basement, approximately 54 feet of Main Street frontage, and a full-depth layout extending from Main Street to New Street.



Previously operated as a popular sports bar and restaurant, the space has been cleared of its former kitchen and bar equipment, providing a versatile blank canvas for a custom build-out. The expansive ground floor can accommodate dining, retail, entertainment, wellness, gallery or professional uses, while the basement provides valuable space for storage, preparation, offices or back-of-house operations.

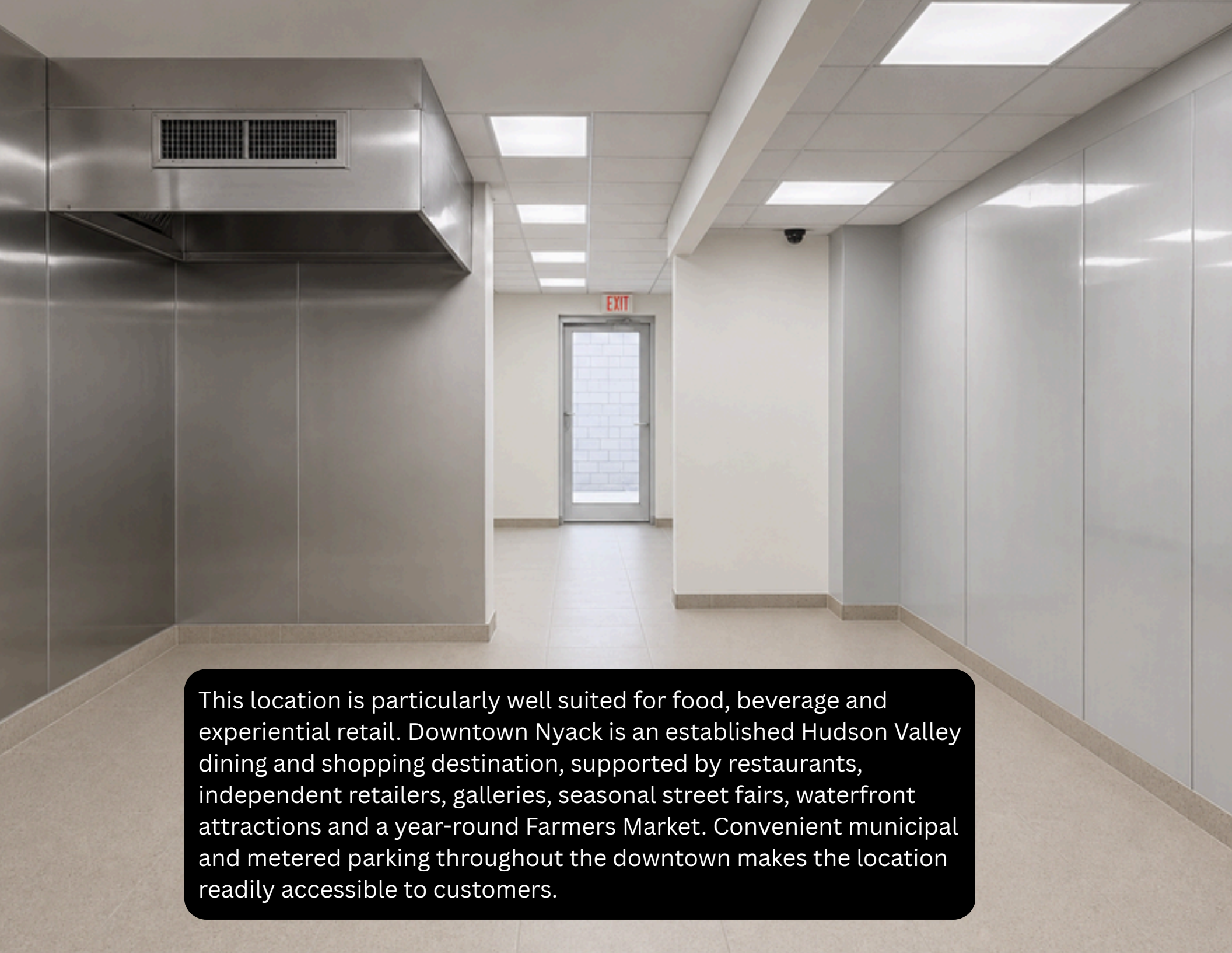
Property & Zoning Description

The property is located within Nyack's DMU-1 Downtown Mixed-Use District, which is intended to support an intensive, pedestrian-oriented concentration of retail, restaurant, personal-service and office uses. Potential concepts include a restaurant, bar or tavern, specialty food market, boutique retailer, antique store, spa, art gallery, creative studio, bank or professional office. Final use remains subject to Village approvals, licensing and code compliance.

Nyack also offers a compelling consumer profile. Census Bureau estimates for 2020–2024 report a median household income of \$116,649, per-capita income of \$76,397, 67.3% bachelor's-degree attainment, a median owner-occupied home value of \$628,200, and approximately \$328.3 million in annual retail sales. These demographics, combined with Nyack's regional visitor traffic and active downtown, create a strong foundation for a quality restaurant, specialty retailer or destination-driven concept.

Lease Highlights

- Asking rent: \$7,500 per month
- Key money: \$75,000
- Lease structure: NNN
- Favorable long-term lease terms available
- Approximately 3,400 SF ground floor
- Approximately 3,400 SF basement
- Approximately 54 feet of Main Street frontage
- Full-depth building extending to New Street
- Former restaurant/bar space delivered without equipment
- Potential build-out concessions or rent-free period subject to negotiation
- Convenient access to municipal and metered parking



This location is particularly well suited for food, beverage and experiential retail. Downtown Nyack is an established Hudson Valley dining and shopping destination, supported by restaurants, independent retailers, galleries, seasonal street fairs, waterfront attractions and a year-round Farmers Market. Convenient municipal and metered parking throughout the downtown makes the location readily accessible to customers.



**102 MAIN STREET
NYACK, NY**



**NYACK MARINA
& BOAT LAUNCH**



MEMORIAL PARK



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