

College Plaza

114 E Route 59, Nanuet, NY



1,811 to 4,725 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 & 4,725 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



Marshalls

City MD



SHAKE SHACK

Panera
BREAD®



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	Available	4,725 SF
11	Ocean State Job Lot	38,000 SF



West Nyack Road

College Avenue

12,940 VPD

Wordzys

V&A Clear

LESLEY'S

Ocean State JOB LOT

30,092 VPD

E Route 59

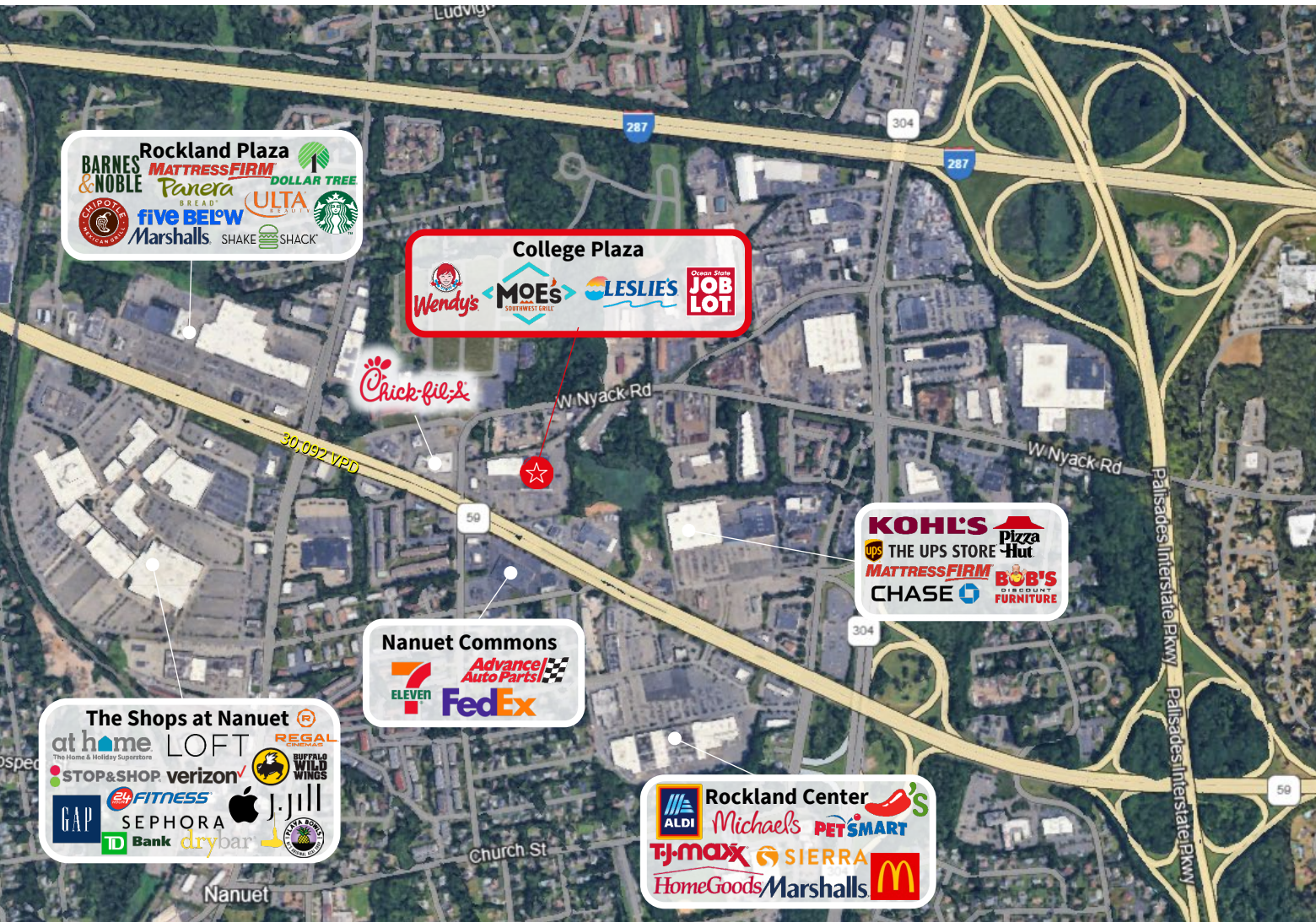
4,725 SF Available

2,622 SF Available

1,811 SF Available



Market **Aerial**



For more information contact:

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Demographics



96,187
Population



\$101,460
Med. HH Income



38,318
Employees



4,499
Businesses

Demographics taken within 3 miles Source: ESRI, 2023