

# PALISADES PLAZA

126-130 N. Route 303 at I-287 | West Nyack, NY | Rockland County

## RETAIL/RESTAURANT/ MEDICAL END CAP FOR LEASE

### 3,600 SF END CAP WITH DRIVE-THRU | 2<sup>ND</sup> GEN RESTAURANT SPACE



### BROKER CONTACT

**ZACH LANDES**  
914-237-3400, Ext. 123  
Zach@RoyalPropertiesInc.com

**DAVID LANDES**  
914-237-3400, Ext. 104  
David@RoyalPropertiesInc.com





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## AVAILABLE:

3,600 SF (40' x 90') End Cap with Drive-Thru

## JOIN CO-TENANTS:

Verizon, Uptown Coffee Bar, StateFarm and Visionworks

## PALISADES CENTER MALL RETAILERS:

Macy's, BJ's Wholesale Club, Home Depot, Barnes & Noble, Best Buy, Dick's Sporting Goods, DSW, Burlington Coat Factory, Five Below, H&M, AT&T, Bath & Body Works, American Eagle Outfitters, Buffalo Wild Wings, Aerie, Chipotle and more

## OTHER NEIGHBORING RETAILERS:

ShopRite, Target, ALDI, Kohl's, Dunkin', Mavis Discount Tire, McDonald's, Walgreens, Chase, Starbucks, Wells Fargo and many more

## TRAFFIC COUNTS:

29,209 Cars Per Day Along Route 303  
30,286 Cars Per Day Along Route 59  
126,586 Cars Per Day Along I-287

## ADDITIONAL INFORMATION:

- 13,848 SF Shopping Center Strategically Positioned Directly at Exit 12 of I-287
- Directly Across from the Bustling Palisades Center Mall, One of the Largest Shopping Destinations in the Region, Ensuring a Consistent Flow of Potential Customers
- Traffic Light at Entrance/Exit
- Easy Access To Major Thoroughfares, Including I-287, I-87 (Exit 12), And Route 59
- Exceptional Visibility From Route 303, Making It an Ideal Spot for Businesses Looking to Increase Their Exposure and Draw in Foot Traffic
- Prime End Cap Space Includes A Drive-thru Feature
- Second-Generation Restaurant Space Outfitted For Food Service, Providing A Cost-effective Solution For New Tenants Looking To Establish Themselves In A Thriving Location
- Exceptional Opportunity For Restaurants, Retail or Medical

## RENT:

Call For Details

## CAM/TAXES:

\$12.50/SF

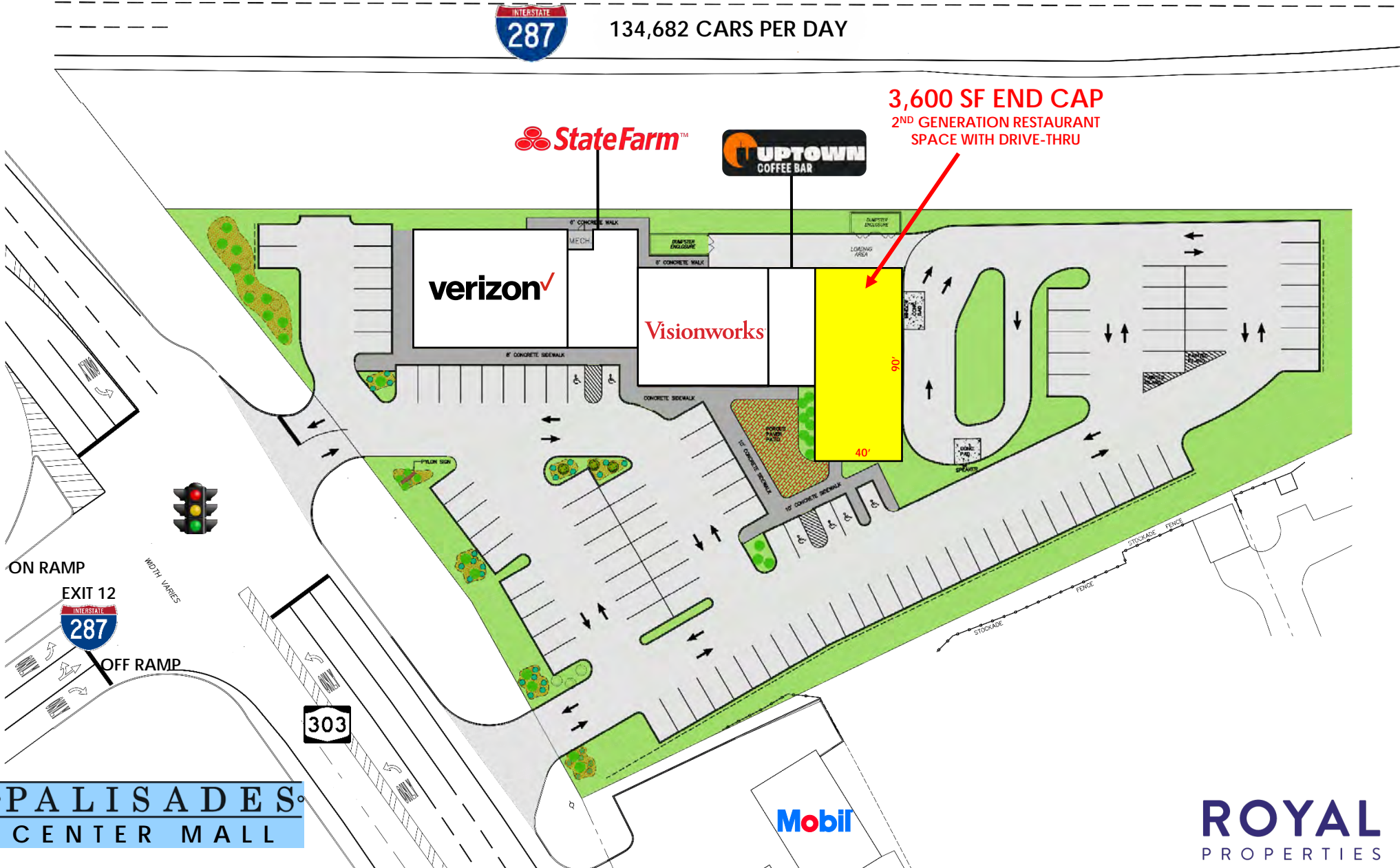
**ROYAL**  
PROPERTIES

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**PALISADES**  
CENTER MALL



**ROYAL**  
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## 1 Mile Radius

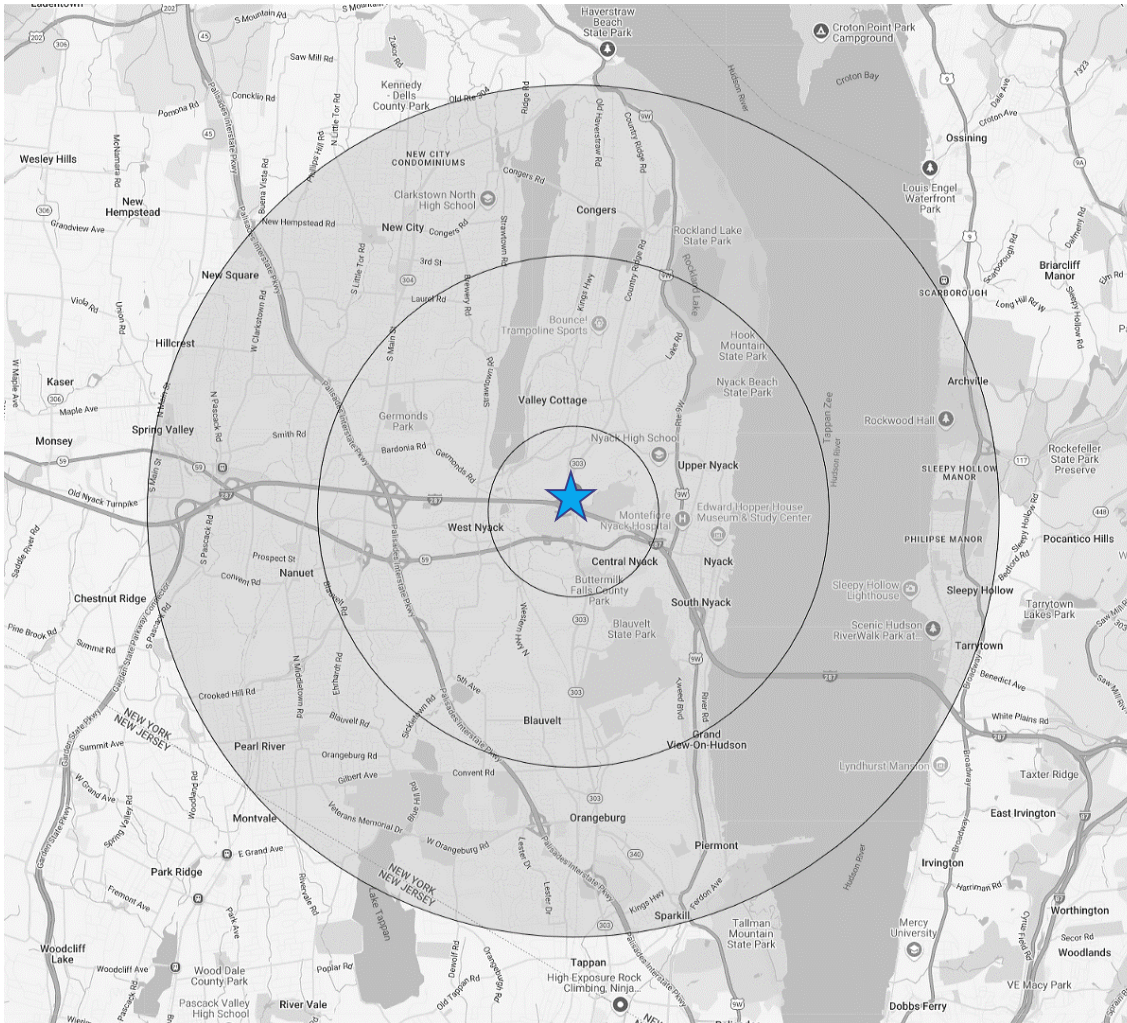
<b>2024 Est. Population</b>	<b>4,462</b>
<b>2024 Est. Avg. HH Income</b>	<b>\$112,739</b>
<b>Households</b>	<b>1,870</b>
<b>Total Employees</b>	<b>2,201</b>

## 3 Mile Radius

<b>2024 Est. Population</b>	<b>45,324</b>
<b>2024 Est. Avg. HH Income</b>	<b>\$148,165</b>
<b>Households</b>	<b>16,500</b>
<b>Total Employees</b>	<b>23,249</b>

## 5 Mile Radius

<b>2024 Est. Population</b>	<b>154,409</b>
<b>2024 Est. Avg. HH Income</b>	<b>\$140,536</b>
<b>Households</b>	<b>53,031</b>
<b>Total Employees</b>	<b>79,501</b>



**ROYAL**  
PROPERTIES

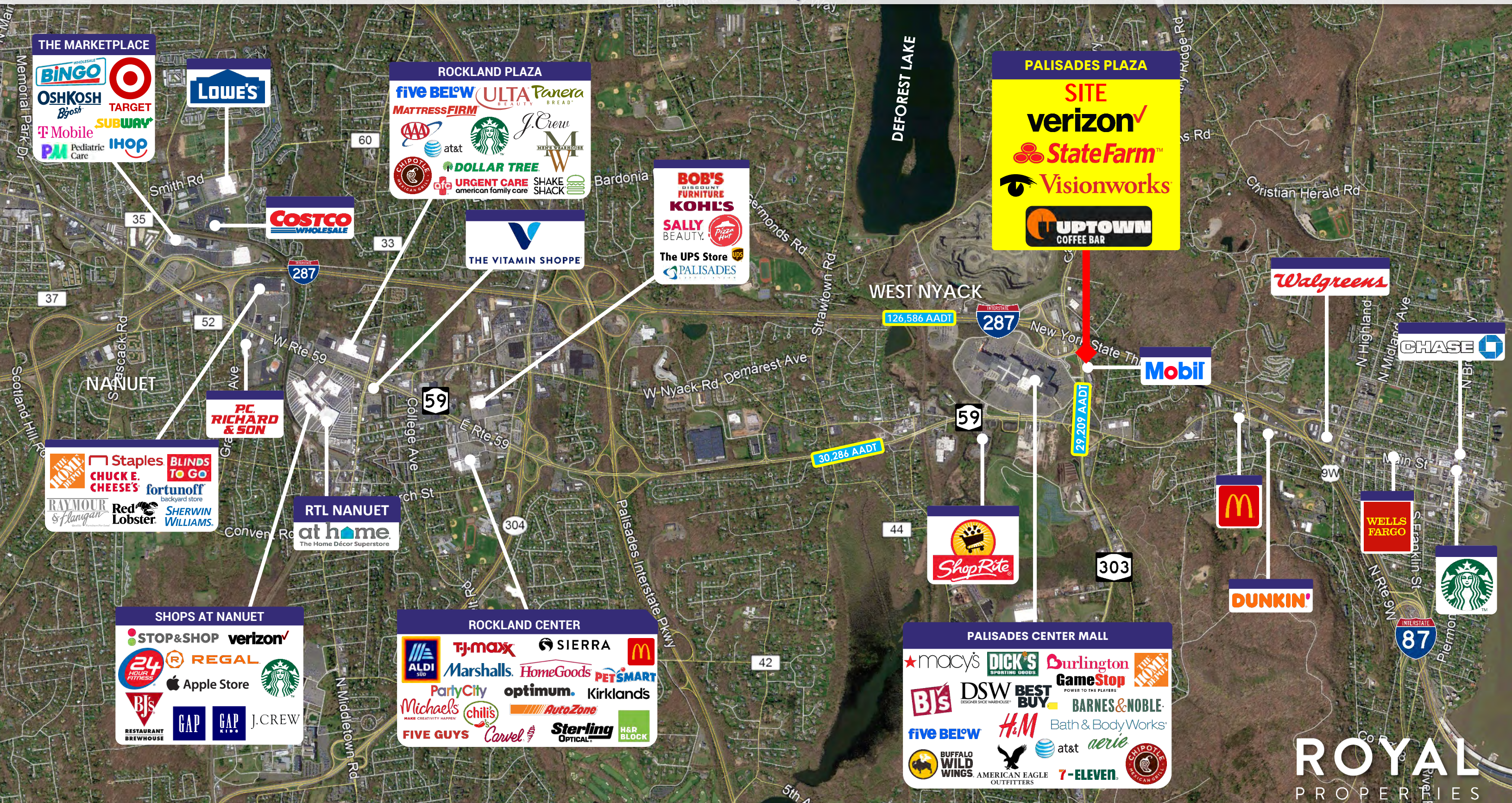


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