

# Rockland Plaza

New York-Newark-Jersey City, NY-NJ

41.0978, -74.0122

76 Rockland Plaza | Nanuet, NY 10954



Center Size: 251,589 SF



| Demographics | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
|              | 9,970     | 118,083   | 257,319   |
|              | 3,620     | 34,497    | 75,578    |
|              | \$163,097 | \$136,258 | \$154,953 |

Strong lineup of national retailers including Marshalls, Shake Shack, ULTA, Five Below, and Chipotle drawing an estimated 3.9M annual visits (Placer.ai 2024).

Surrounded by a dense population of 118K+ within 3-miles

Affluent and highly educated population with an average household income of \$136K+ and 37% college educated within a 3-mile radius

Serves all of Rockland County NY with high visibility from 41K+ VPD on State Route 59 and easy access to the NYS Thruway, Palisades Parkway and Garden State Parkway (Kalibrate, 2022)

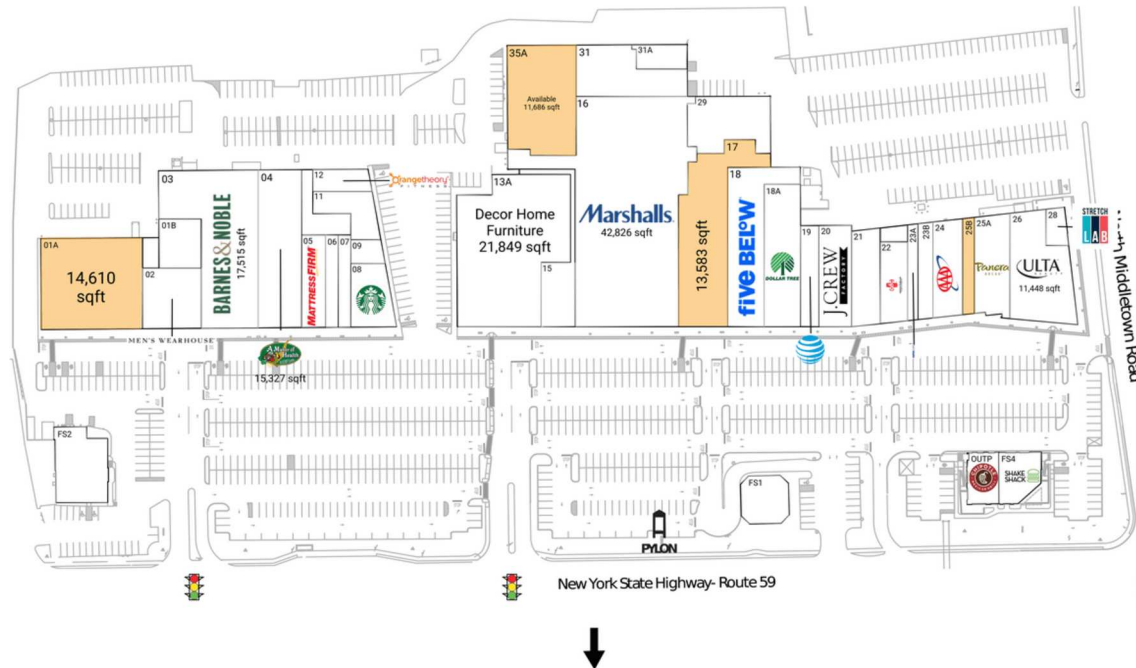
\$33M planned center redevelopment to be completed in 4Q 2027

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## Available Space

|     |           |
|-----|-----------|
| 01A | 14,610 SF |
| 17  | 13,583 SF |
| 25B | 1,336 SF  |
| 35A | 11,686 SF |

## Current Retailers

|      |                              |           |
|------|------------------------------|-----------|
| FS1  | Provident Savings Bank       | 2,500 SF  |
| FS2  | Nanuet Diner                 | 4,750 SF  |
| FS4  | Shake Shack                  | 3,000 SF  |
| OUTP | Chipotle Mexican Grill       | 0 SF      |
| 01B  | Storage                      | 3,220 SF  |
| 02   | Men's Wearhouse              | 5,879 SF  |
| 03   | Barnes & Noble               | 17,515 SF |
| 04   | A Matter of Health           | 15,327 SF |
| 05   | Mattress Firm                | 4,200 SF  |
| 06   | C2 Education                 | 1,950 SF  |
| 07   | Cigar King                   | 2,290 SF  |
| 08   | Starbucks                    | 1,600 SF  |
| 09   | Nanuet Vision Center         | 550 SF    |
| 11   | Sakana                       | 2,411 SF  |
| 12   | Orangetheory Fitness         | 2,710 SF  |
| 13A  | Decor Home Furniture         | 21,849 SF |
| 15   | Quality Italian Shoes        | 2,432 SF  |
| 16   | Marshalls                    | 42,826 SF |
| 18   | Five Below                   | 9,800 SF  |
| 18A  | Dollar Tree                  | 8,166 SF  |
| 19   | AT&T                         | 2,750 SF  |
| 20   | J. Crew Factory              | 5,292 SF  |
| 21   | Wonder                       | 3,492 SF  |
| 22   | AFC Urgent Care              | 4,124 SF  |
| 23A  | Supercuts                    | 1,545 SF  |
| 23B  | Quickway Japanese Hibachi    | 2,506 SF  |
| 24   | AAA                          | 3,900 SF  |
| 25A  | Panera Bread                 | 4,918 SF  |
| 26   | Ulta Beauty                  | 11,448 SF |
| 28   | StretchLab                   | 1,750 SF  |
| 29   | Westrock Pools & Patio Furn. | 6,943 SF  |
| 31   | Autopart International       | 7,400 SF  |
| 31A  | Can In/Cash Out              | 2,010 SF  |

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