



Nanuet, NY

Rockland County

Shoppes at Market Street

a foundation for nearly 100 years



Shoppes at Market Street is SHADOW ANCHORED by the **Shops at Nanuet**, a Simon development. Both centers are easily accessible to both Route 59 and North Middletown Road.

Location: 400-430 Market Street, Nanuet, NY

Description: Strip Center

Major Tenants: Catch Air, Tiger Schulmann's, Ivy Rehab, Quest Diagnostics

GLA: 70,432 sf ±

Parking: 375 spaces

Demographics:

2023	1 Mile	3 Miles	5 Miles
Population	8,780	109,078	254,647
Average HH Income	\$111,487	\$96,914	\$104,255
Total HH	3269	32,542	74,976
Median Age	46.0	37.9	36.2



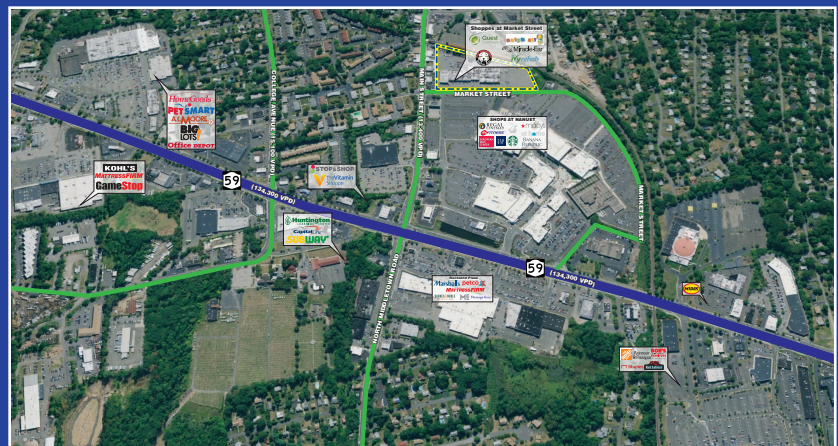
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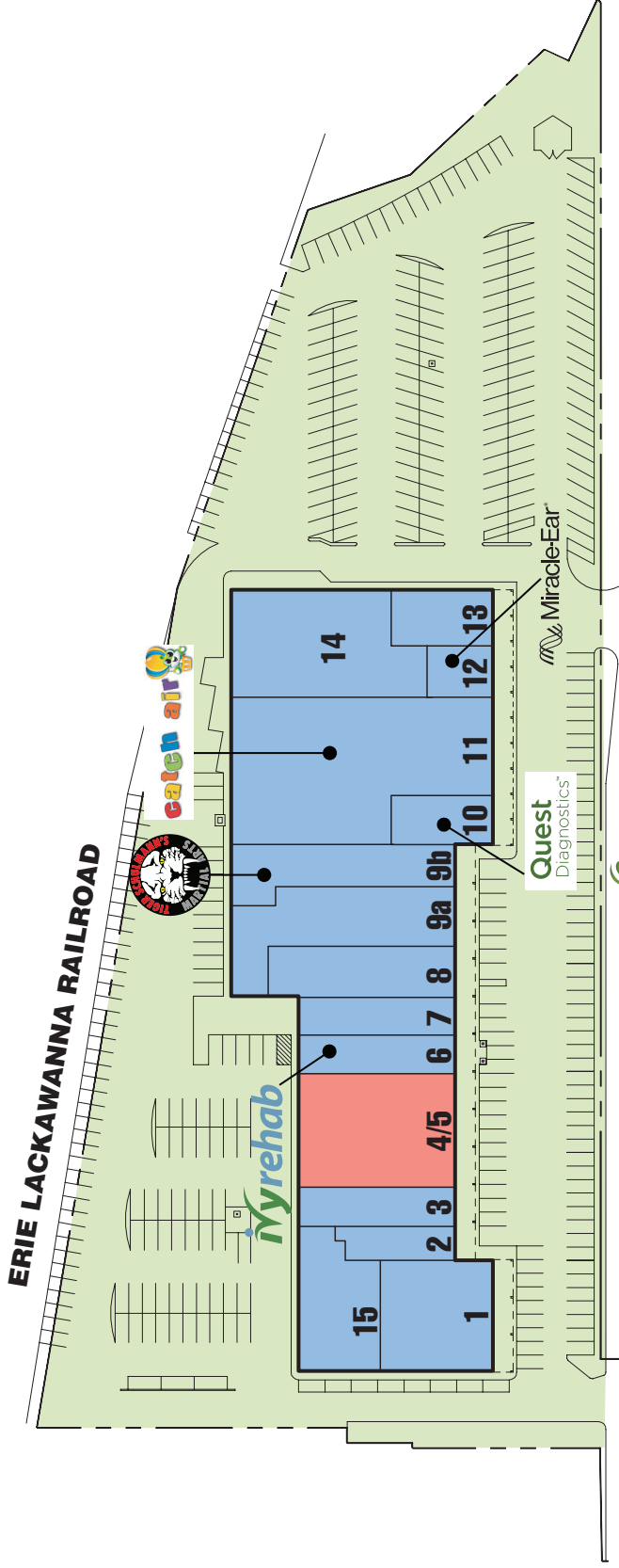
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MIDDLETOWN ROAD (MAIN STREET)



MARKET STREET

Store	Addr.	Tenant	Dimensions	Size
1.	400	Diamond Jim's Billiards & Pub	(75'-0" x 75'-9")	5,505 sf
2.	402	Asian Fusion	(24'-6" x 74'-4" irr.)	1,808 sf
3.	404	Nail & Spa	(25'-0" x 105'-0")	2,500 sf
4/5.	405/6	Available (Divisible)	(75'-0" x 105'-0")	7,344 sf
6.	412	Ivy Rehab	(25'-0" x 105'-0")	2,500 sf
7.	414	Bagel Store	(25'-0" x 105'-0")	2,500 sf
8.	416	Mediterranean Restaurant	(33'-6" x 125'-0")	4,000 sf
9A.	418	Strand Salon Studios	(40'-3" x 150'-0" irr.)	6,300 sf
9B.	419	Tiger Shulman's Karate	(27'-8" x 150'-0" irr.)	4,628 sf
10.	420	Quest Diagnostics	(32'-0" x 68'-6")	2,198 sf
11.	424	Catch Air	(34'-0" x 44'-6")	13,004 sf
12.	426	Miracle Ear	(36'-0" x 68'-6")	1,513 sf
13.	428	Quality Lines Inc.	(54'-3" x 86'-0" irr.)	2,374 sf
14.	430	Coupe Dance Studio		10,570 sf
15.	401	Tumble Bee		4,000 sf

The Shops at Nanuet



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*all store addresses are located on Market Street
 the above dimensions are for illustrative purposes only*