



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:

| 2024 | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|----------|-----------|
| Population | 8,726 | 110,471 | 256,636 |
| Average HH Income | \$115,267 | \$98,838 | \$110,738 |
| Total HH | 3250 | 92,933 | 75,383 |
| Median Age | 45.2 | 34.6 | 33.4 |



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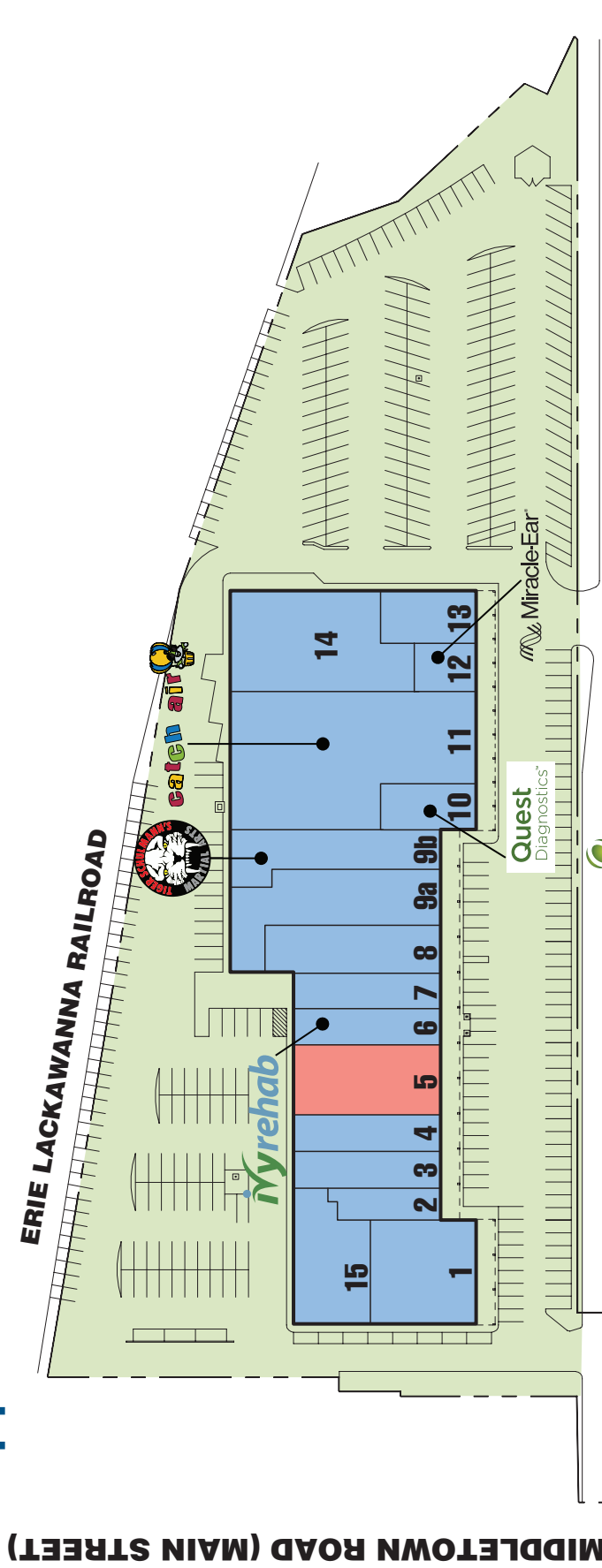
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MARKET STREET

| 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. | 405 | Orthodontist | (25'-0" x 105'-0") | 2,600 sf |
| 5. | 406 | Available | (50'-0" x 105'-0") | 4,744 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 Shuiman'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. | (36'-0" x 68'-6") | 2,374 sf |
| 14. | 430 | Coupe Dance Studio | (54'-3" x 86'-0" irr.) | 10,570 sf |
| 15. | 401 | Tumble Bee | (54'-3" x 86'-0" irr.) | 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*