

RETAIL
SPACE
FOR
LEASE

296 ROUTE 59

TALLMAN, NEW YORK



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

PROPERTY OVERVIEW

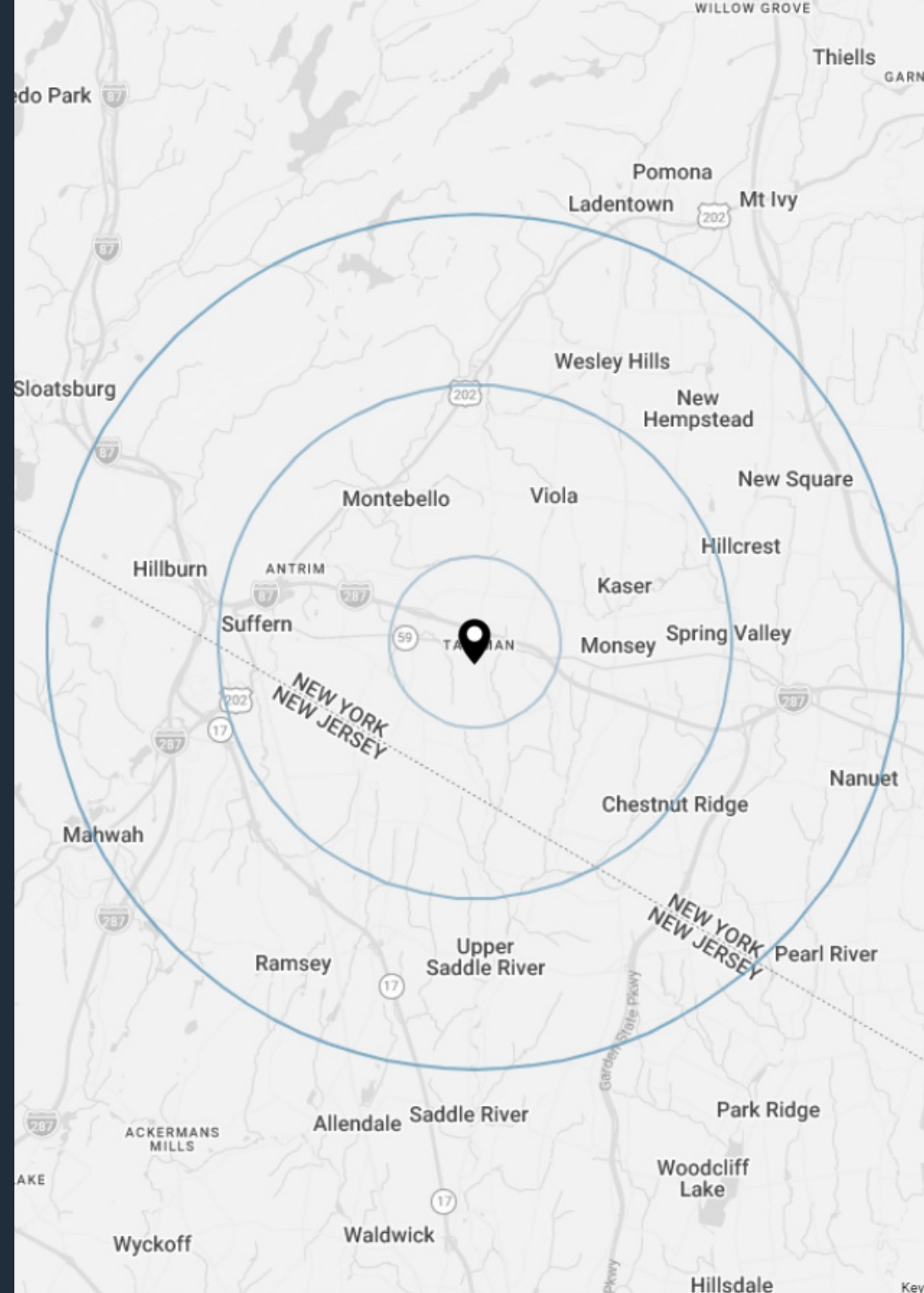
- 828 & 883 SF available –Can be combined
- Prime Airmont location
- Ample parking plus overflow parking next door
- Easy access from NYS Thruway Exit 14B
- Minutes from Bergen County, NJ
- Flexible lease terms for qualified tenants
- Excellent opportunity in a well-maintained shopping center serving both Rockland County and Northern New Jersey.

DEMOGRAPHICS

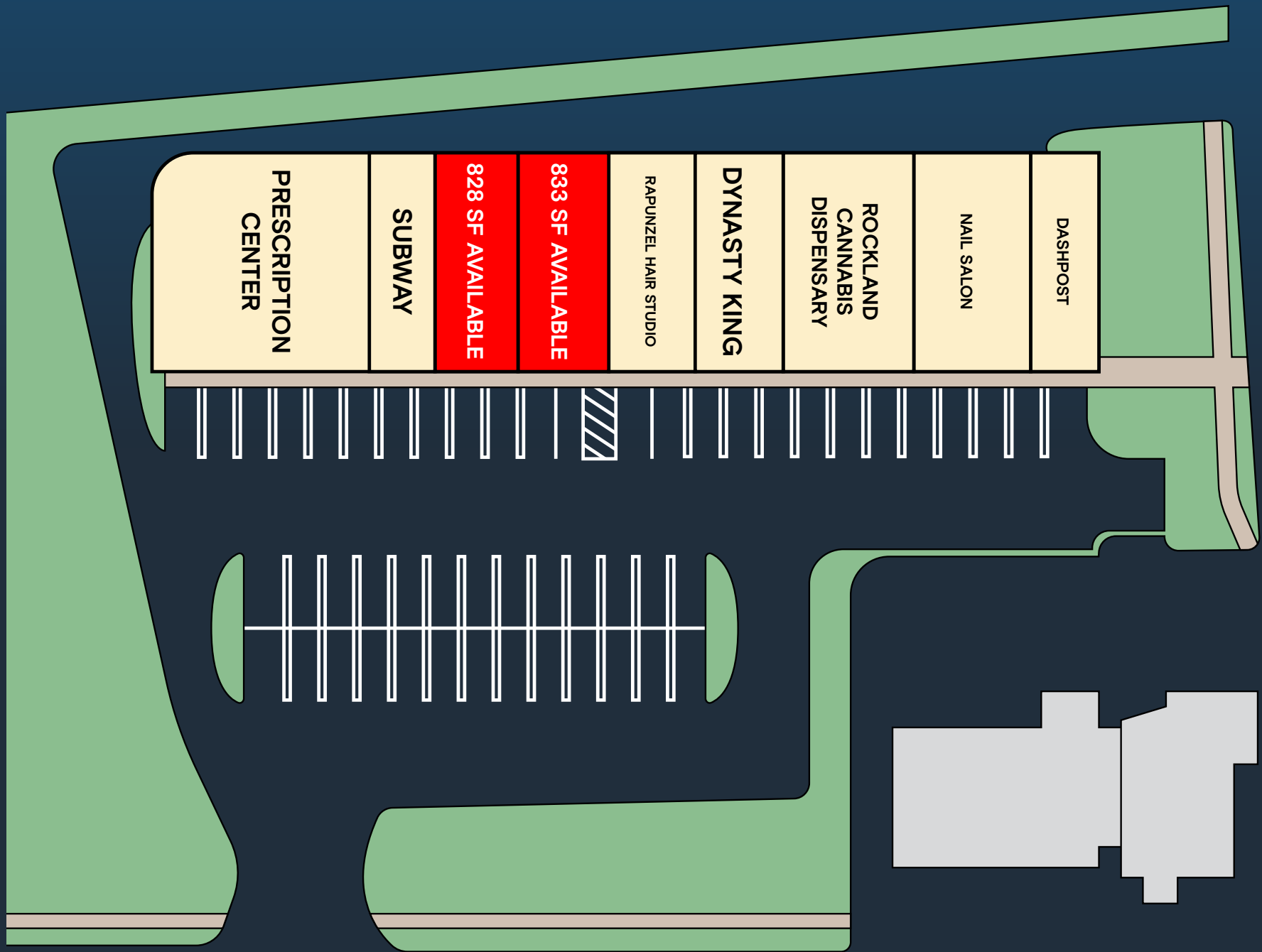
	1 MILE	3 MILES	5 MILES
POPULATION	8,857	121,859	228,947
HOUSEHOLDS	2,330	33,164	65,309
EMPLOYEES	5,090	37,300	87,675
AVERAGE HH INCOME	\$151,143	\$143,422	\$164,277

TRAFFIC COUNT

ROUTE 59	18,908 AADT
I-87	90,042 AADT
SOUTH AIRMONT ROAD	10,345 AADT



E C V L P N A M L A T



R O U T E 5 9

Contact Broker

Jonathan Greenberg
VICE PRESIDENT
jonathangreenberg@katzretail.com
(201) 731-8468



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katzretail.com

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