



**RETAIL SPACE**

**NANUET, NY**

**5101 FASHION DRIVE**

Route 59 & South Middletown Road

**SIZE**

up to 4,000 SF

**ASKING RENT**

Upon Request

**CO-TENANTS**

Marshalls, Homegoods, TJ Maxx, Home Depot, Lowe's Home Improvement, Costco, Aldi, Five Below, Panera Bread, AFC Urgent Care, J Crew, Dollar Tree, Barnes & Noble, Starbucks, Mattress Firm, Ulta Beauty

**NEIGHBORS**

At Home, Depo House, Stop & Shop, Regal Cinemas, 24 Hour Fitness, Apple, Sephora, Bath & Body Works, Buffalo Wild Wings, European Wax Center, Lucky Brand Jeans, Verizon, Drybar, Popeyes (coming soon), and many more

**COMMENTS**

High Visibility, Build-To-Suit

Up To 4,000 Sf Coming Soon

Estimated Delivery Early 2025

**CONTACT EXCLUSIVE AGENT**

**JON CORBISCELLO**

jcorbiscello@ripconj.com

973.420.9029



611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

Please visit us at [ripconj.com](http://ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

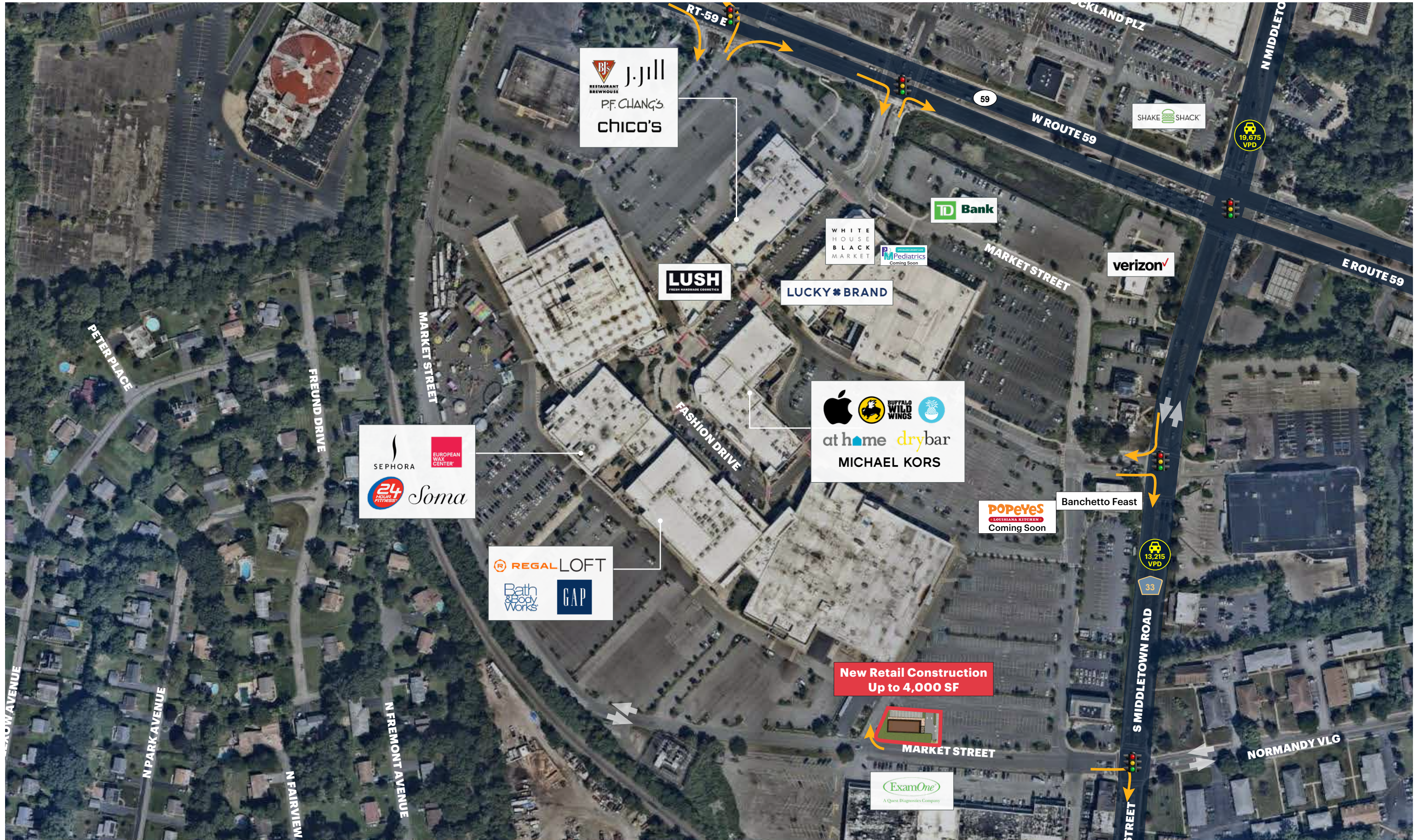


# MARKET AERIAL





# ZOOM AERIAL





# DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

9,792

### HOUSEHOLDS

3,646

### MEDIAN AGE

45.3

### COLLEGE GRADUATES (Bachelor's +)

3,620 - 49%

### TOTAL BUSINESSES

942

### TOTAL EMPLOYEES

9,039

### TOTAL DAYTIME POPULATION

14,076

### AVERAGE HOUSEHOLD INCOME

\$147,661

## 3 MILE RADIUS

### POPULATION

121,361

### HOUSEHOLDS

34,835

### MEDIAN AGE

35.9

### COLLEGE GRADUATES (Bachelor's +)

31,167 - 40%

### TOTAL BUSINESSES

4,596

### TOTAL EMPLOYEES

41,715

### TOTAL DAYTIME POPULATION

106,939

### AVERAGE HOUSEHOLD INCOME

\$131,304

## 5 MILE RADIUS

### POPULATION

253,626

### HOUSEHOLDS

74,075

### MEDIAN AGE

36.1

### COLLEGE GRADUATES (Bachelor's +)

74,029 - 46%

### TOTAL BUSINESSES

10,303

### TOTAL EMPLOYEES

115,926

### TOTAL DAYTIME POPULATION

255,680

### AVERAGE HOUSEHOLD INCOME

\$150,683

\*2023 estimates

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**RIPCO**  
REAL ESTATE

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