For Lease

RIPCO
RETAIL LEASING

Pearl River Shopping Center

54 North Middletown Road @ Washington Avenue
Pearl River, NY



Digitally Enhanced

1,200 SF Endcap

Join ShopRite Liquors

Space Details



Size	1,200 SF
Rent	Upon request
Possession	Immediate
Term	Long term
Co-Tenants	ShopRite, ShopRite Wine & Spirits, Sorrento's Pizza, Washing Board Laundromat
Neighbors	Pearl River High School, Retro Fitness, Dollar General, Dunkin, TD Bank, CVS, Zimi Bagel Cafe and Deli, Pearl River Diner
Comments	Adjacent to ShopRite Prime location in Rockland County Directly adjacent to Pearl River High School (1,012 students) Abundant parking Pylon signage available

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Contact Exclusive Agent

Curtis Nassau
cnassau@ripconj.com | 201.777.2302

Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Site Plan & Photos





Pylon Sign



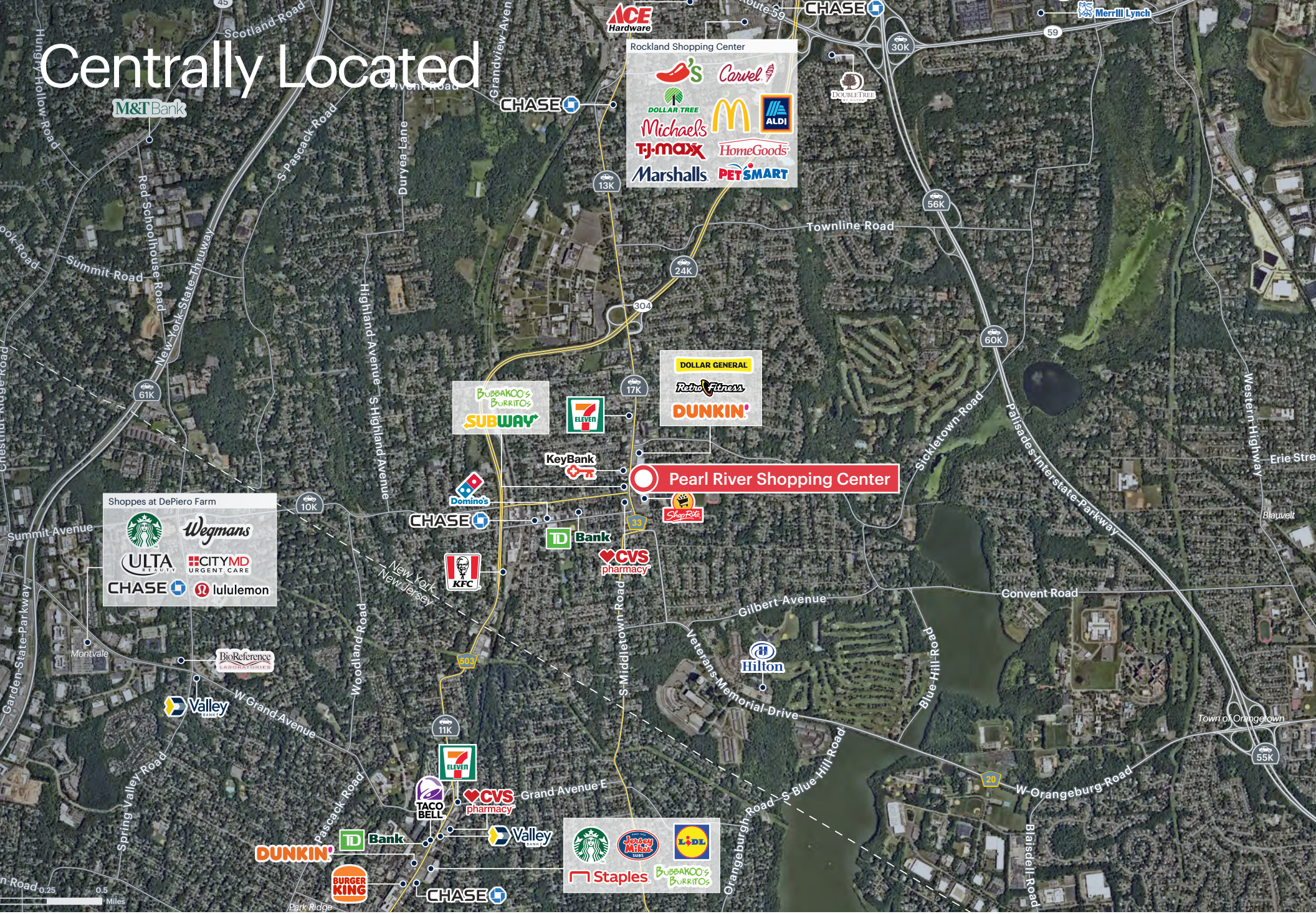
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611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
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Centrally Located



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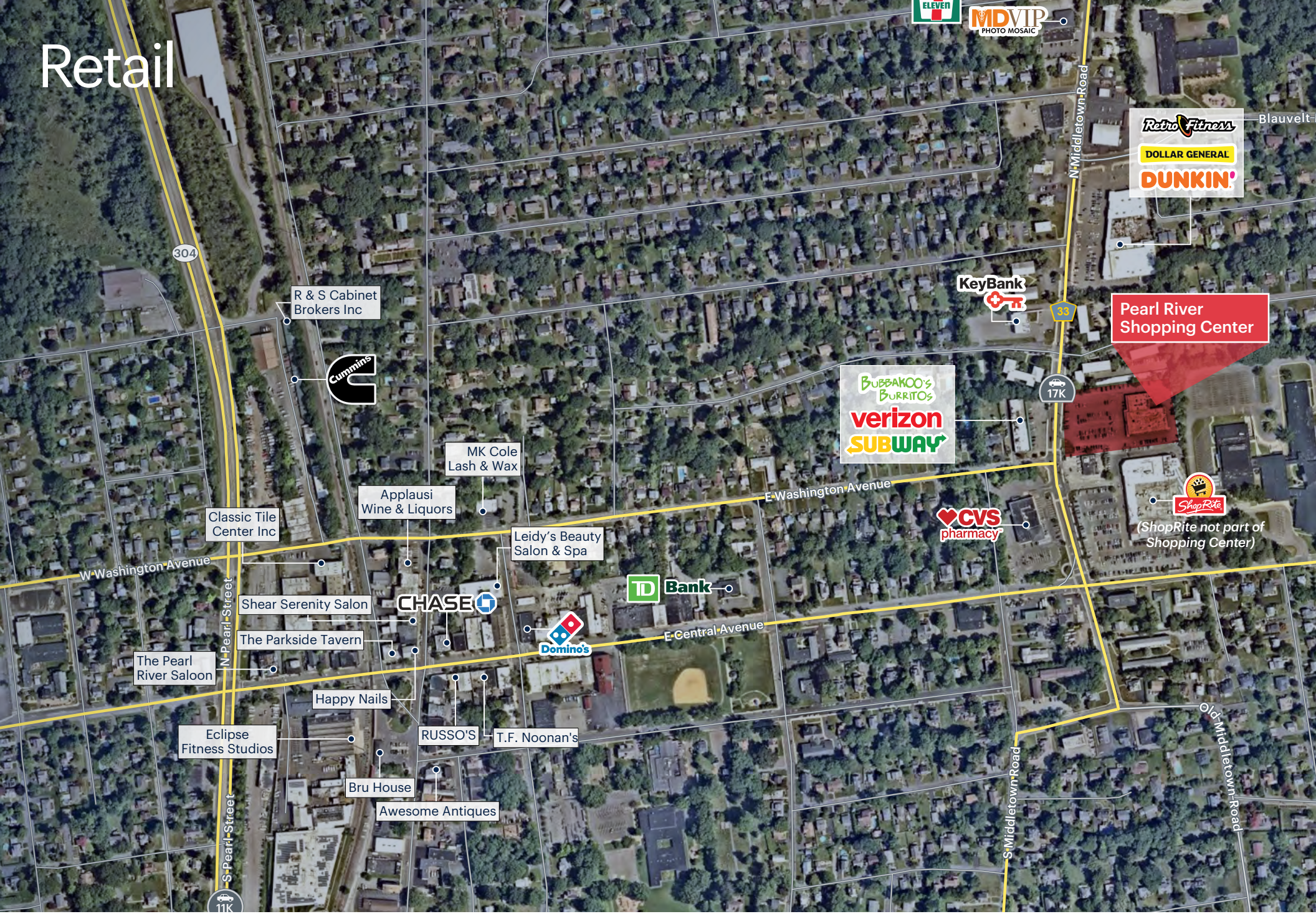
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Retail



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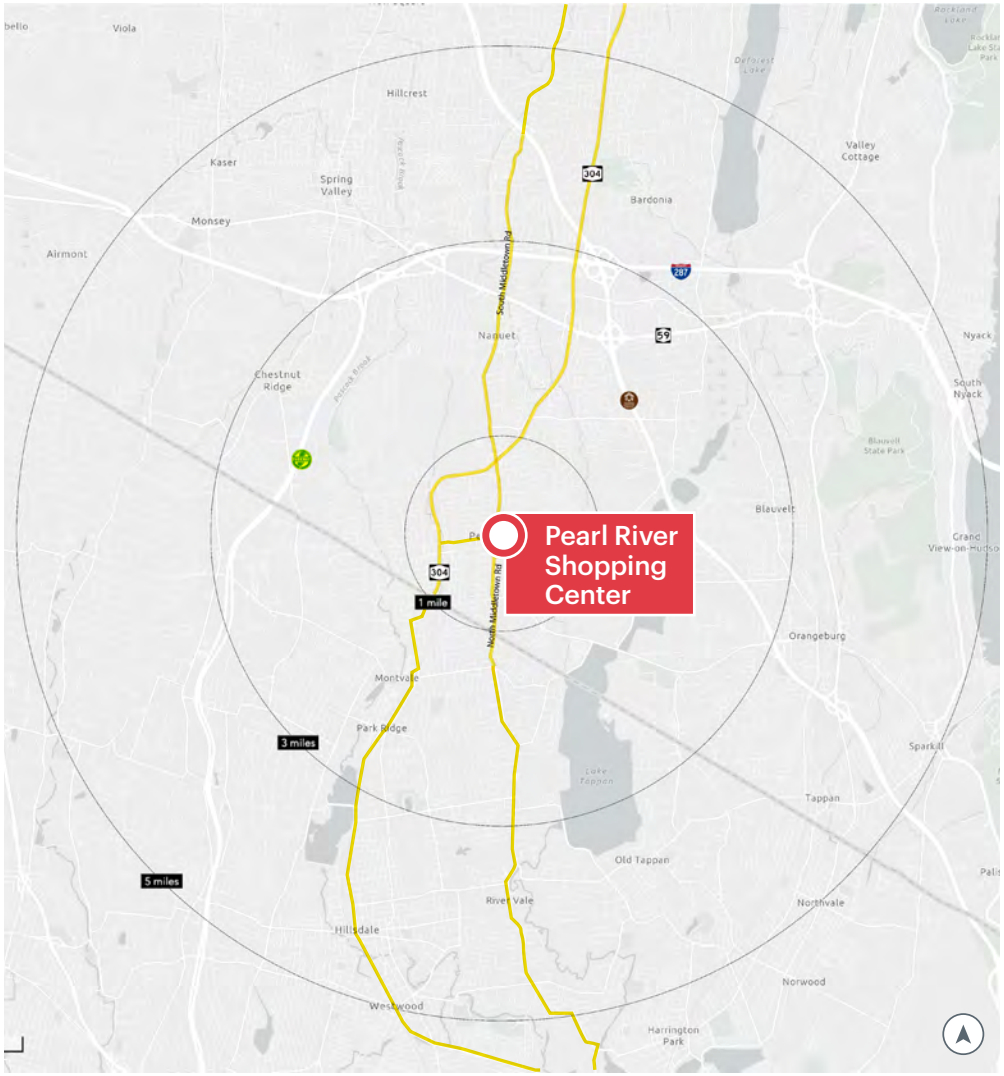
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Demographics

2026 ESRI Summary Report



Pearl River Shopping Center, Pearl River, NY

	1 mile	3 miles	5 miles
Total Population	11,964	64,453	230,483
Total Households	4,499	22,573	73,288
Average Household Income	$185,443	$209,502	$190,616
Median Household Income	$138,628	$158,539	$128,203
% Population with Bachelors +	4,771	25,983	76,724
Daytime Population	11,039	76,942	229,804
Total Daytime Employees	4,688	37,649	98,915
Total Businesses	474	2,909	8,741

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