

NYACK | New York

32 Route 59

Artist Photo

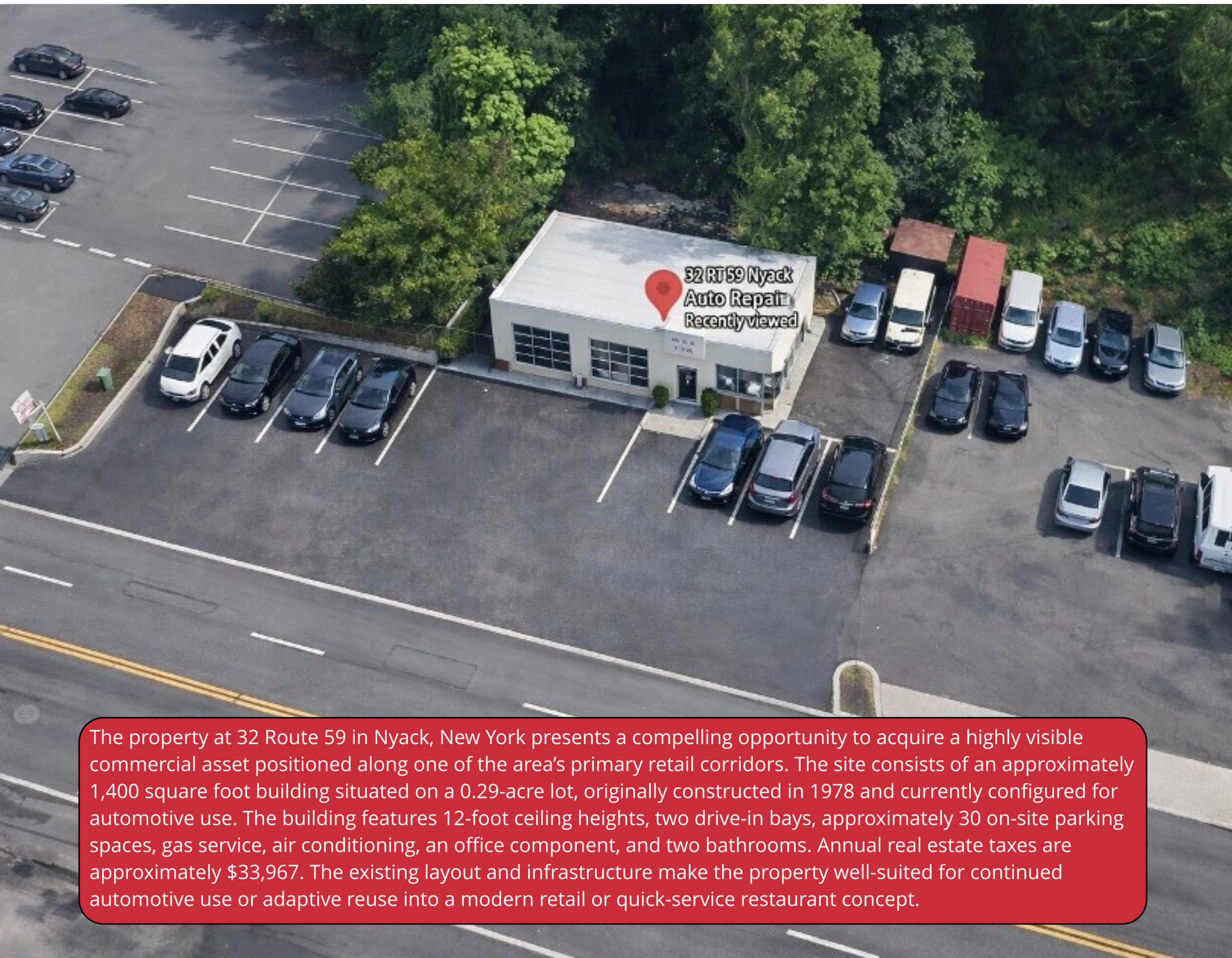
Retail / QSR Development Opportunity Steps from Major National



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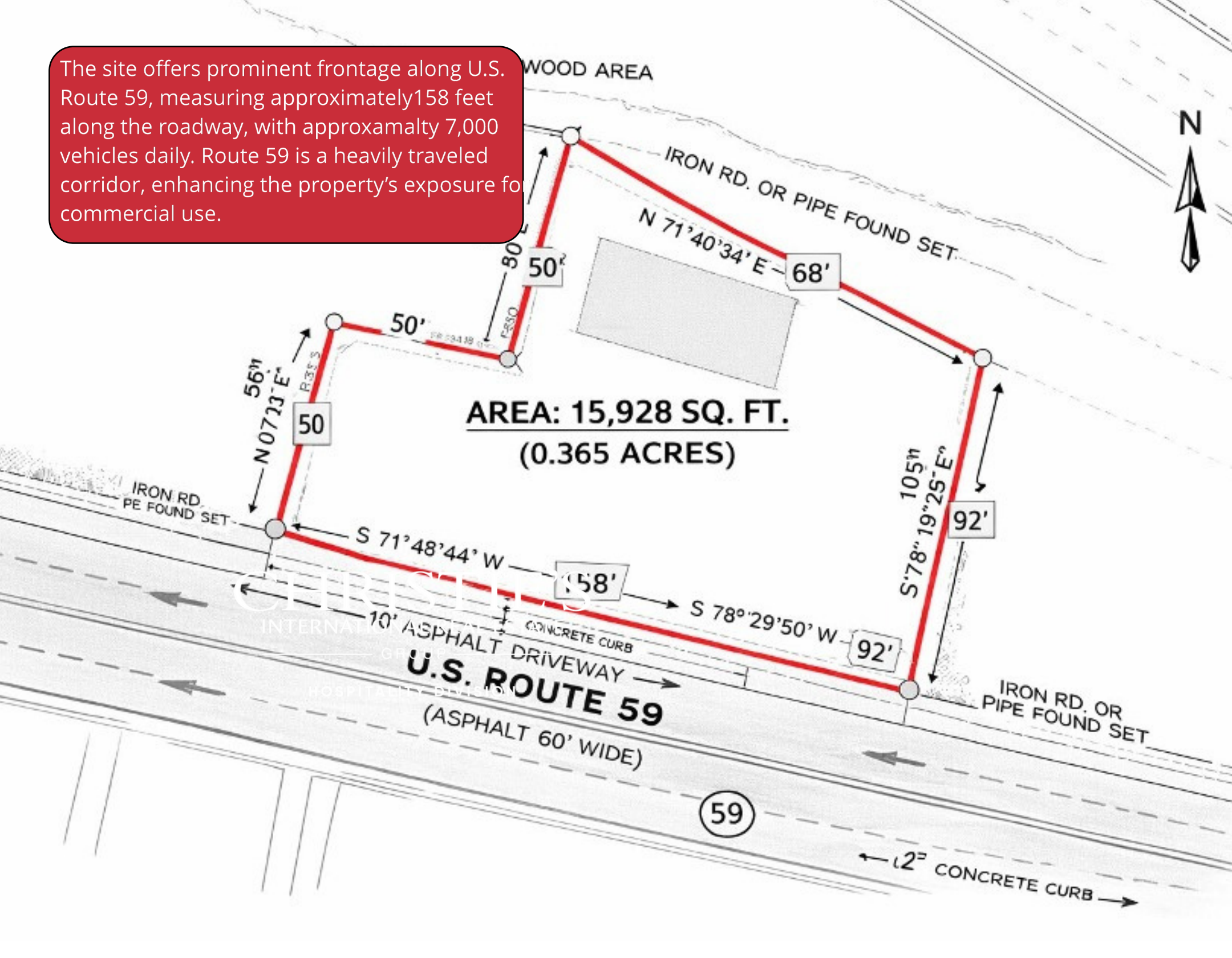
COMMERCIAL DIVISION

Asking: \$2,700,000

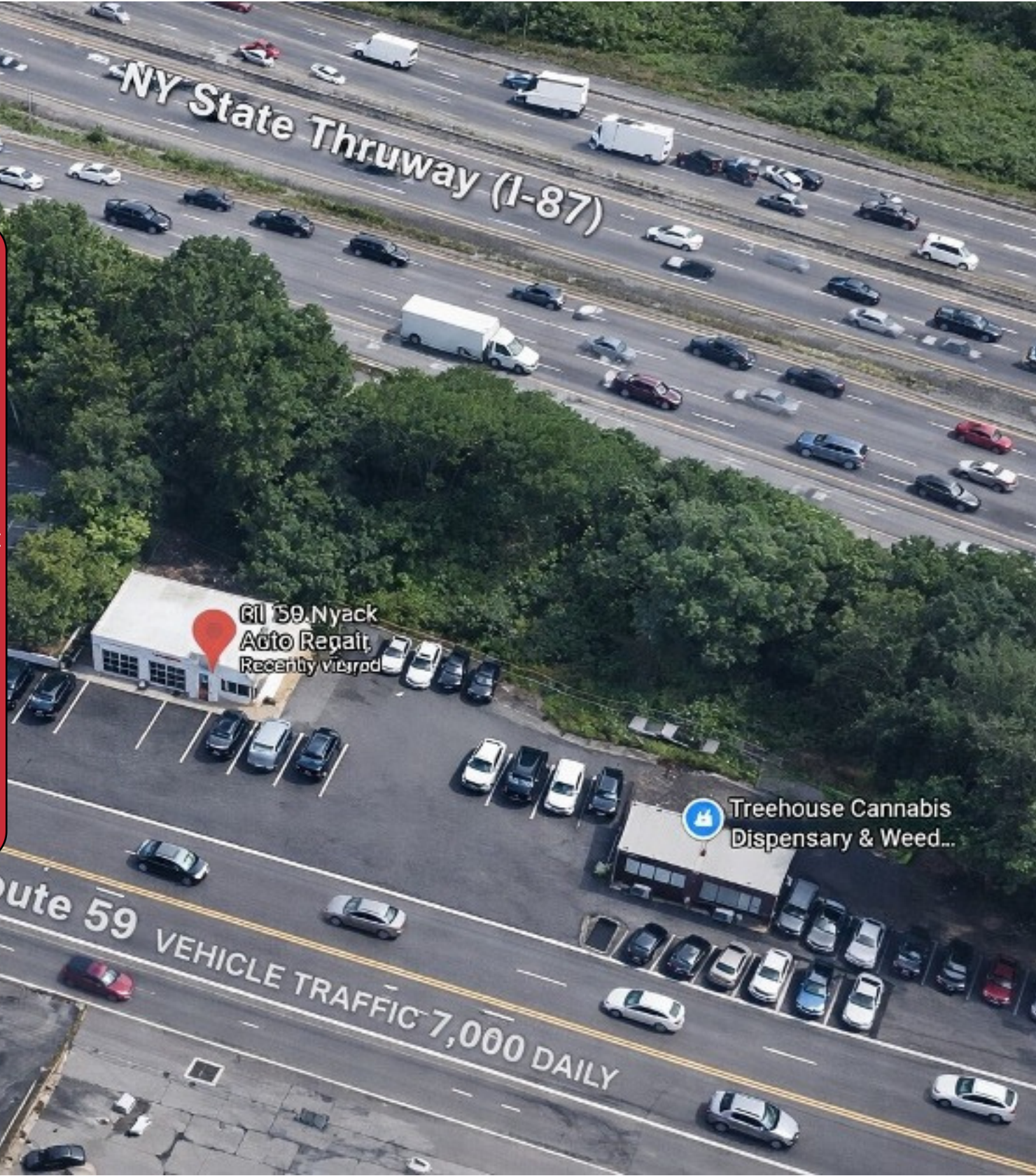


The property at 32 Route 59 in Nyack, New York presents a compelling opportunity to acquire a highly visible commercial asset positioned along one of the area's primary retail corridors. The site consists of an approximately 1,400 square foot building situated on a 0.29-acre lot, originally constructed in 1978 and currently configured for automotive use. The building features 12-foot ceiling heights, two drive-in bays, approximately 30 on-site parking spaces, gas service, air conditioning, an office component, and two bathrooms. Annual real estate taxes are approximately \$33,967. The existing layout and infrastructure make the property well-suited for continued automotive use or adaptive reuse into a modern retail or quick-service restaurant concept.

The site offers prominent frontage along U.S. Route 59, measuring approximately 158 feet along the roadway, with approximately 7,000 vehicles daily. Route 59 is a heavily traveled corridor, enhancing the property's exposure for commercial use.



The site presents an ideal opportunity for a variety of uses that benefit from high visibility and accessibility, including quick-service restaurants, coffee concepts, fast casual dining, convenience retail, or service-oriented businesses. The existing building footprint, combined with ample parking and exposure, allows for efficient repositioning or redevelopment to meet the needs of modern operators. Additionally, the Village of Nyack's Comprehensive Plan identifies this Route 59 corridor as a targeted area for future rezoning and higher-density mixed-use development, creating meaningful long-term upside for investors and developers seeking to capitalize on evolving land use trends.



Strategically located along Route 59, this site benefits from consistent daily traffic of approximately 7,000 vehicles and serves as a key “gateway” into the Village of Nyack. The property is positioned near the New York State Thruway interchange and is in close proximity to major regional draws such as Palisades Center, one of the largest shopping destinations in the region. The immediate trade area is anchored by national retailers including Dunkin' and a newly constructed Taco Bell directly across the street, reinforcing strong consumer traffic and validating the corridor as a proven location for national and franchise operators.





The surrounding market fundamentals further enhance the attractiveness of the opportunity. Within a one-mile radius, the population exceeds 13,000 with a median household income of over \$122,000, while the three-mile radius includes more than 35,000 residents with median household incomes approaching \$127,000. Daytime population is supported by over 22,000 employees within three miles, and both population and household growth are projected to increase steadily through 2030. These strong demographics, combined with rising residential values in Nyack—now averaging approximately \$726,000—support a stable and affluent consumer base ideal for retail and restaurant operators.

Overall, 32 Route 59 represents a rare opportunity to establish a presence in a high-demand, supply-constrained retail corridor with strong national co-tenancy, favorable demographics, and future redevelopment potential. Whether utilized as a flagship quick-service location, a repositioned retail asset, or a long-term land investment, the property offers the key fundamentals of visibility, accessibility, and growth that are critical for both operators and investors.

LOCATION



Accessibility is a key advantage of this location, with convenient connections to regional transportation and New York City. The property is approximately 8 minutes from the Nanuet NJ Transit station, 11 minutes from the Tarrytown Metro-North station with direct service to Manhattan, and within a short drive to major airports including Westchester County Airport and LaGuardia Airport. Its proximity to New York City makes it especially attractive for brands seeking suburban expansion while maintaining access to a dense metropolitan customer base.





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