

Rockland Plaza

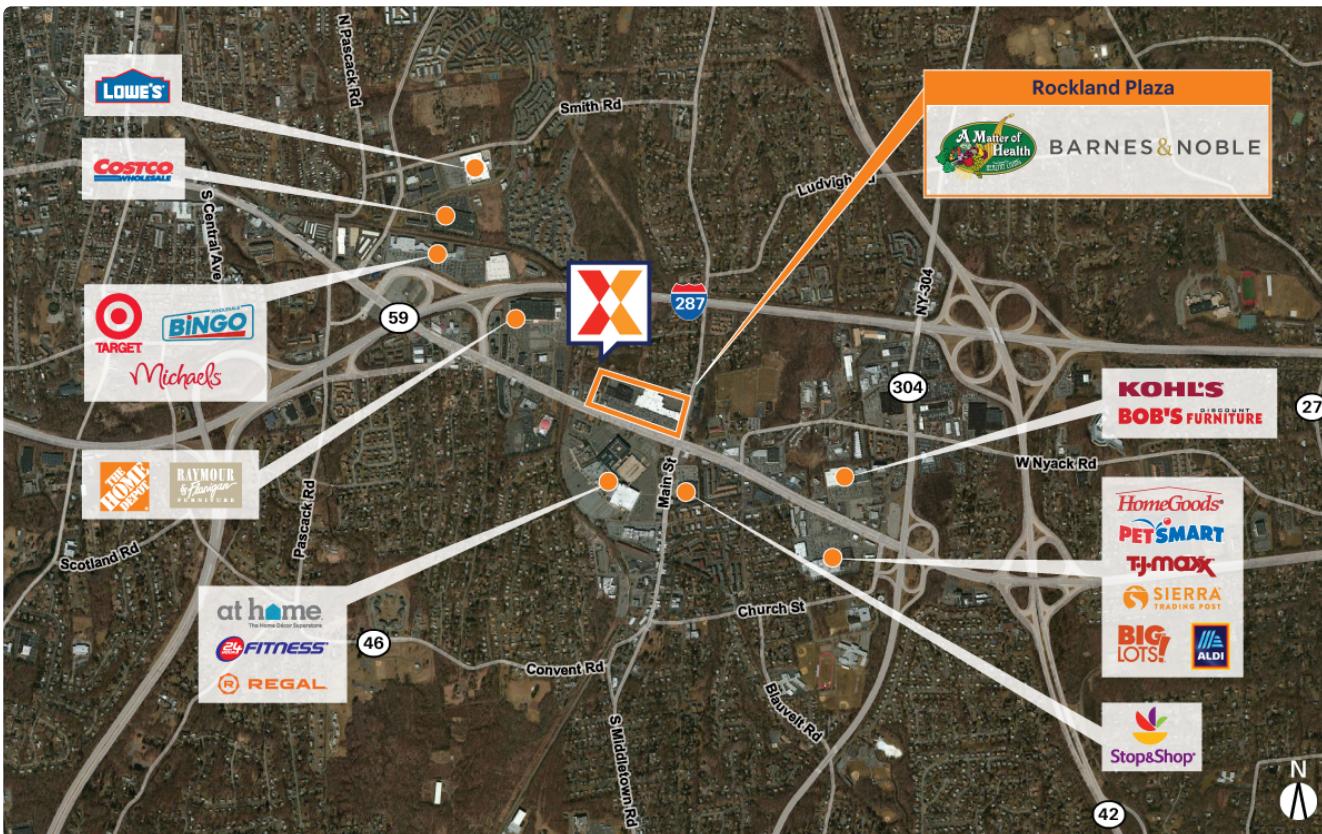
Rockland County

New York-Newark-Jersey City, NY-NJ

226,575 Sq Ft

76 Rockland Plaza | Nanuet, NY 10954

41.0987, -74.0139



Demographics	1 Mile	3 Miles	5 Miles
Population	10,446	127,380	263,027
Daytime Pop.	17,022	110,311	262,138
Households	3,781	36,434	76,724
Income	\$178,083	\$146,393	\$170,742

Source: Synergos Technologies, Inc. 2024

Strong lineup of national retailers including Shake Shack, ULTA, Five Below, and Chipotle drawing an estimated 3.9M annual visits (Placer.ai 2024)

Surrounded by a dense population of 118K+ within 3-miles

Affluent and highly educated population with an average household income of \$136K+ and 37% college educated within a 3-mile radius

Serves all of Rockland County NY with high visibility from 41K+ VPD on State Route 59 and easy access to the NYS Thruway, Palisades Parkway and Garden State Parkway (Kalibrate, 2022)

\$33M planned center redevelopment to be completed in 4Q 2027



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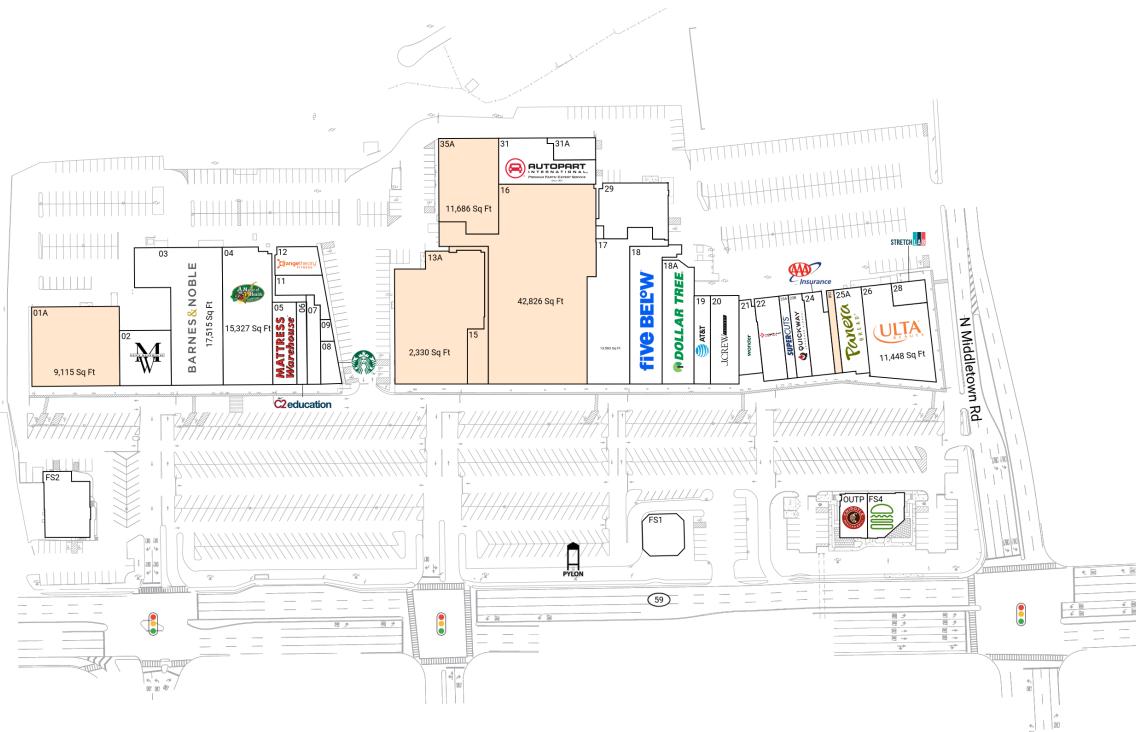
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Available Spaces

01A	9,115 Sq Ft	16	42,826 Sq Ft
13A	2,330 Sq Ft	25B	1,336 Sq Ft 360°
13B	0 Sq Ft	35A	11,686 Sq Ft
15	2,432 Sq Ft		

Current Tenants

Space size listed in square feet

02	The Men's Wearhouse	5,879	21	Wonder	3,492
03	Barnes and Noble	17,515	22	AFC Urgent Care	4,124
04	A Matter Of Health	15,327	23A	Supercuts	1,545
05	Mattress Warehouse	4,200	23B	Quickway	2,506
06	C2 Education	1,950	24	Japanese Hibachi	3,900
07	Cigar King	2,290	25A	AAA Insurance	4,918
08	Starbucks	1,600	25B	Panera Bread	11,448
09	Nanuet Vision Center	550	26	ULTA Beauty	2,750
11	Sakana	2,411	28	StretchLab	6,943
12	Orangetheory Fitness	2,710	29	Autopart International	2,010
17	Embee	13,583	31A	Can In / Cash Out	2,500
18	Five Below	9,800	FS1	Webster Bank	4,750
18A	Dollar Tree	8,166	FS2	Nanuet Diner	3,000
19	AT&T	2,750	FS4	Shake Shack	2,400
20	J.Crew Factory	5,433	OUTP	Chipotle Mexican Grill	

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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