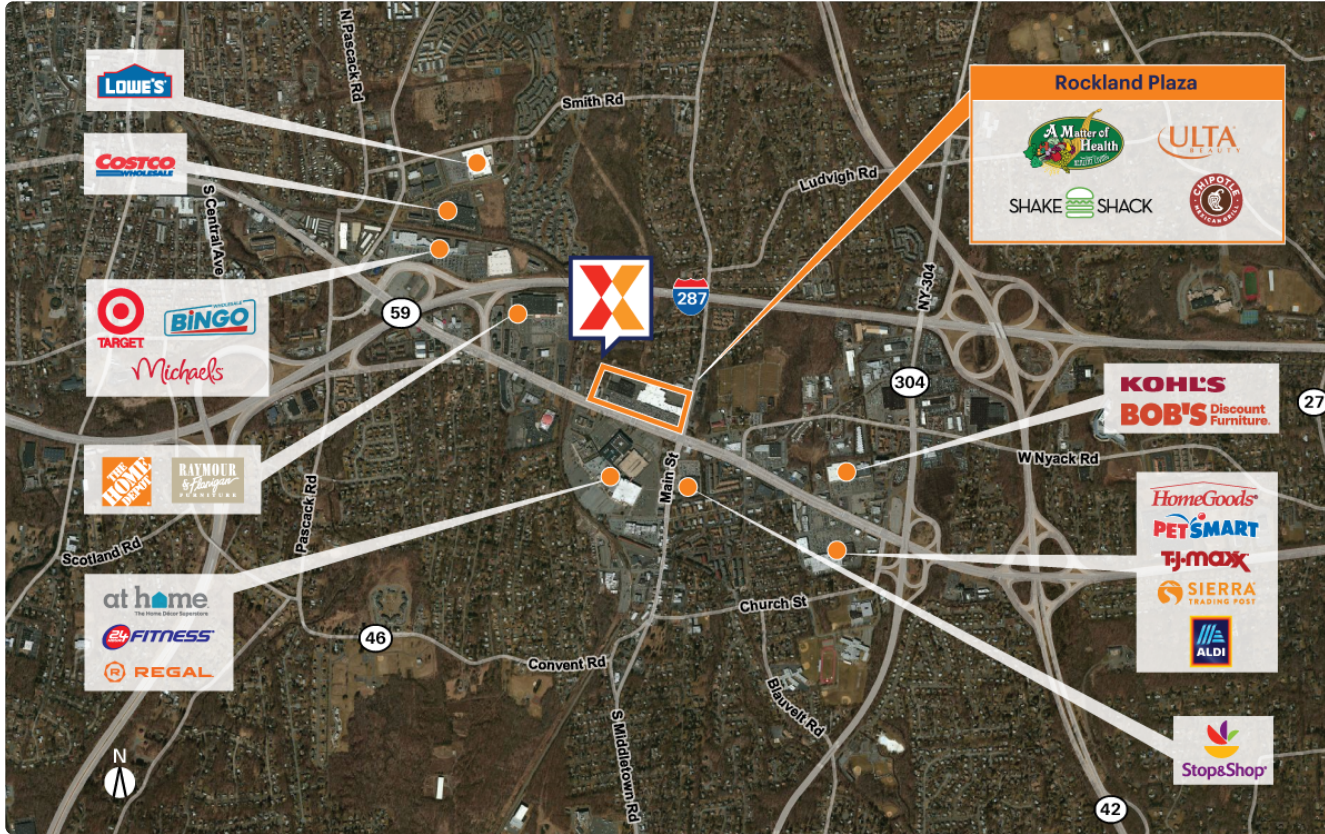


Rockland Plaza

76 Rockland Plaza | Nanuet, NY 10954

Rockland County New York-Newark-Jersey City, NY-NJ 226,575 Sq Ft

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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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 | 29 | 6,943 Sq Ft |
| 15 | 2,432 Sq Ft | 35A | 11,686 Sq Ft |

Current Tenants Space size listed in square feet

| | | |
|------|---------------------------|--------|
| 02 | The Men's Wearhouse | 5,879 |
| 03 | Barnes and Noble | 17,515 |
| 04 | A Matter Of Health | 15,327 |
| 05 | Mattress Warehouse | 4,200 |
| 06 | C2 Education | 1,950 |
| 07 | Cigar King | 2,290 |
| 08 | Starbucks | 1,600 |
| 09 | Nanuet Vision Center | 550 |
| 11 | Sakana | 2,411 |
| 12 | Orangetheory Fitness | 2,710 |
| 17 | Embee | 13,583 |
| 18 | Five Below | 9,800 |
| 18A | Dollar Tree | 8,166 |
| 19 | AT&T | 2,750 |
| 20 | J.Crew Factory | 5,433 |
| 21 | Wonder | 3,492 |
| 22 | AFC Urgent Care | 4,124 |
| 23A | Supercuts | 1,545 |
| 23B | Quickway Japanese Hibachi | 2,506 |
| 24 | AAA Insurance | 3,900 |
| 25A | Panera Bread | 4,918 |
| 26 | ULTA Beauty | 11,448 |
| 28 | StretchLab | 1,750 |
| 31 | Autopart International | 7,400 |
| 31A | Can In / Cash Out | 2,010 |
| FS1 | Webster Bank | 2,500 |
| FS2 | Nanuet Diner | 4,750 |
| FS4 | Shake Shack | 3,000 |
| OUTP | Chipotle Mexican Grill | 2,400 |

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. 1016

