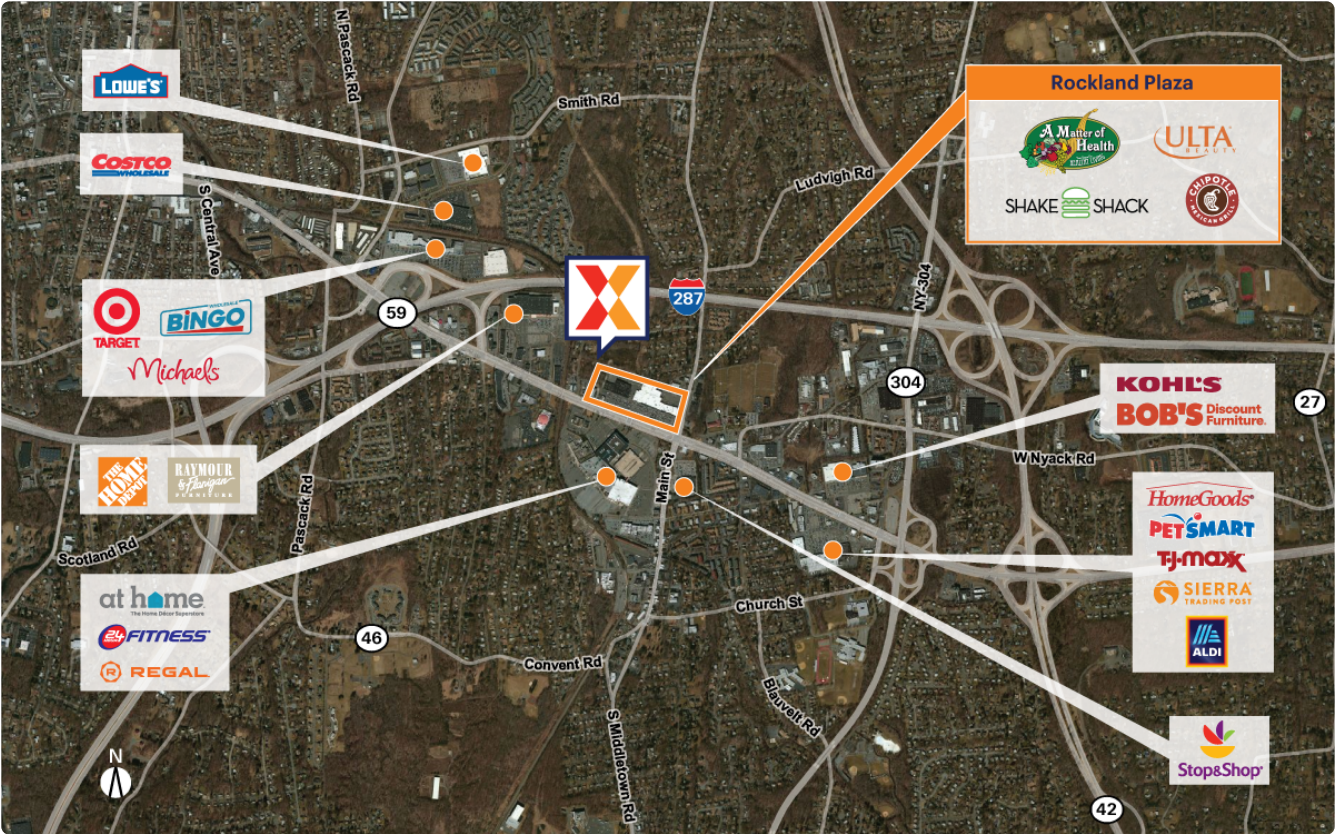


Rockland Plaza

76 Rockland Plaza | Nanuet, NY 10954

Rockland County New York-Newark-Jersey City, NY-NJ 233,735 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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41.0987, -74.0139



Available Spaces

01A	9,115 Sq Ft	15	2,432 Sq Ft
03	24,675 Sq Ft	16	42,826 Sq Ft
13A	2,330 Sq Ft	25B	1,336 Sq Ft
13B	0 Sq Ft	35A	11,686 Sq Ft

Current Tenants

Space size listed in square feet

02	The Men's Wearhouse	5,879
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
29	Westrock Pools & Patio Furn.	6,943
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.

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