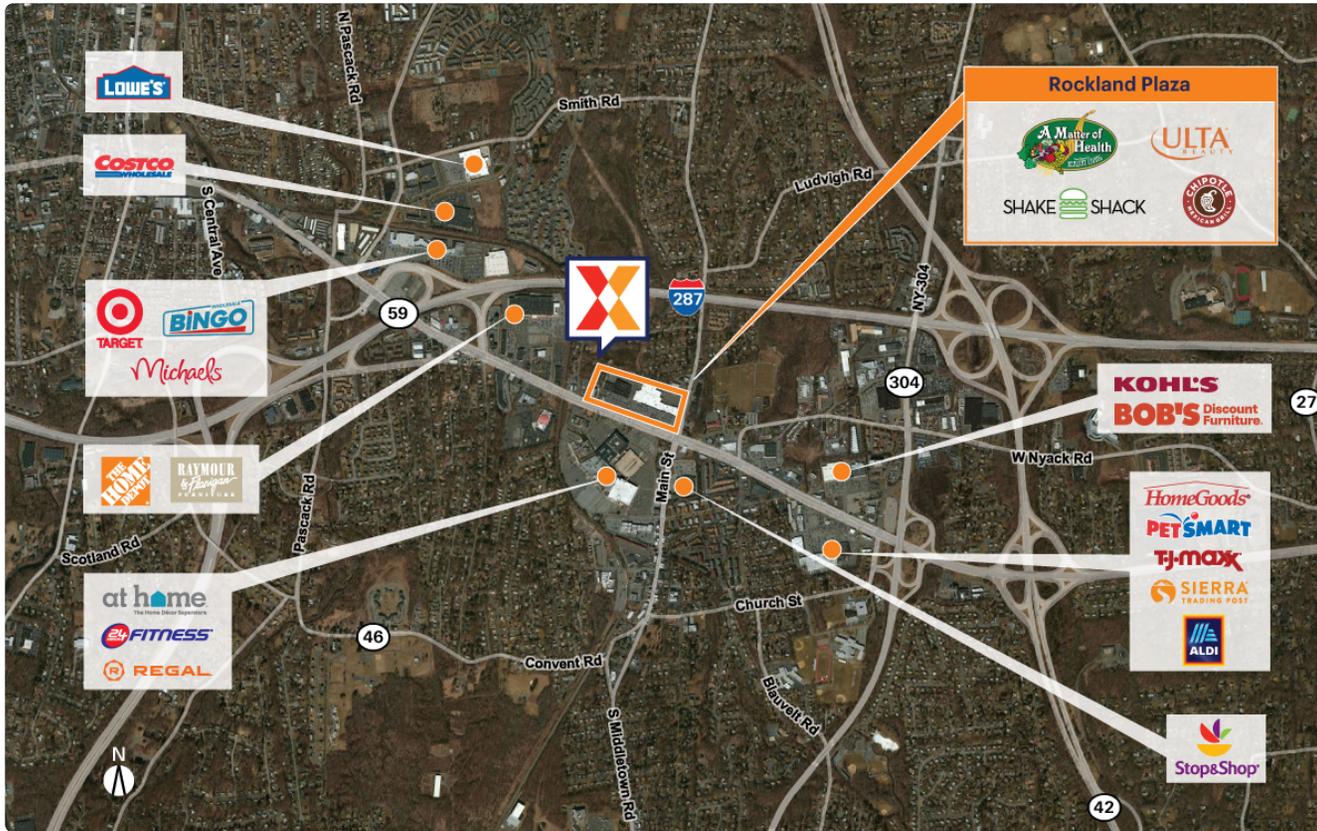


Rockland Plaza

76 Rockland Plaza | Nanuet, NY 10954

Rockland County | New York-Newark-Jersey City, NY-NJ | 238,538 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 3.4M annual visits (Placer.ai, 2025)

Surrounded by an affluent and dense population of 127K+ with an average household income of \$146K+ within 3-miles

Serves all of Rockland County NY with high visibility from 42K+ VPD on State Route 59 and easy access to the NYS Thruway, Palisades Parkway and Garden State Parkway (Kalibrate, 2025)

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

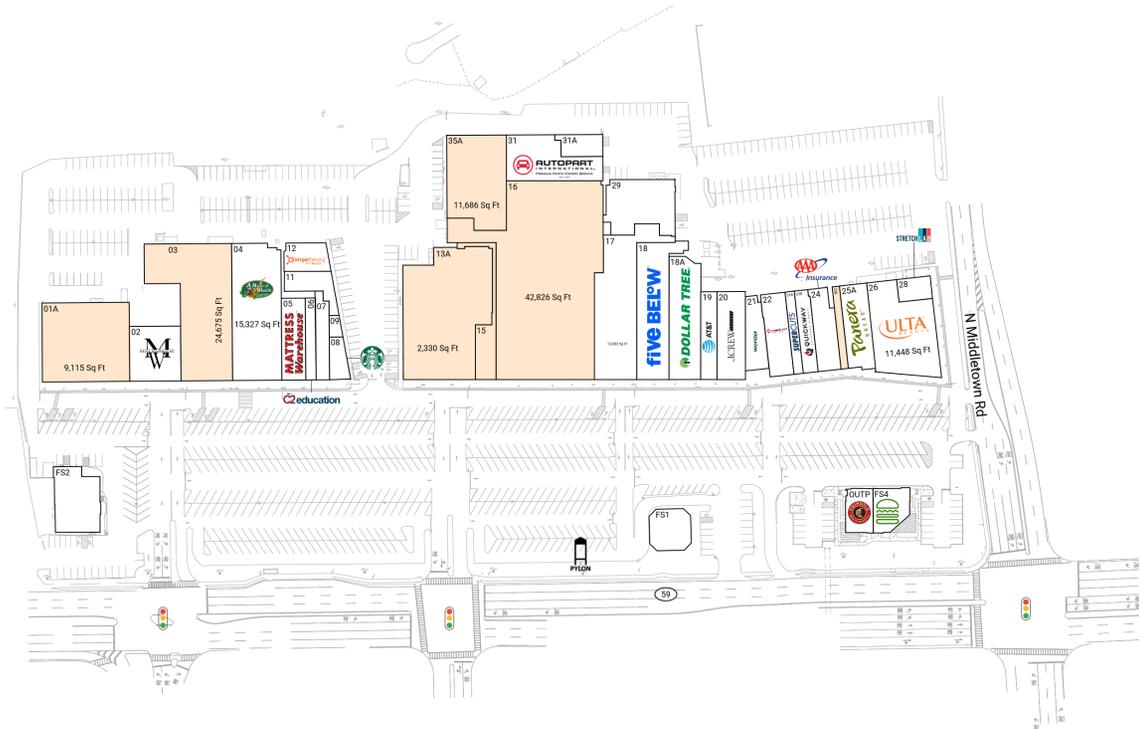


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41.0987, -74.0139



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 360°
13B	0 Sq Ft	35A	11,686 Sq Ft

Current Tenants Space size listed in square feet

02	The Men's Warehouse	5,879	22	AFC Urgent Care	4,124
04	A Matter Of Health	15,327	23A	Supercuts	1,545
05	Mattress Warehouse	4,200	23B	Quickway Japanese Hibachi	2,506
06	C2 Education	1,950	24	AAA Insurance	3,900
07	Cigar King	2,290	25A	Panera Bread	4,918
08	Starbucks	1,600	26	ULTA Beauty	11,448
09	Nanuet Vision Center	550	28	StretchLab	1,750
11	Sakana	2,411	29	Westrock Pools & Patio Furn.	6,943
12	Orangetheory Fitness	2,710	31	Autopart International	7,400
17	Embee	13,583	31A	Can In / Cash Out	2,010
18	Five Below	9,800	FS1	Webster Bank	2,500
18A	Dollar Tree	8,166	FS2	Nanuet Diner	4,750
19	AT&T	2,750	FS3	Chase	4,803
20	J.Crew Factory	5,433	FS4	Shake Shack	3,000
21	Wonder	3,492	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

