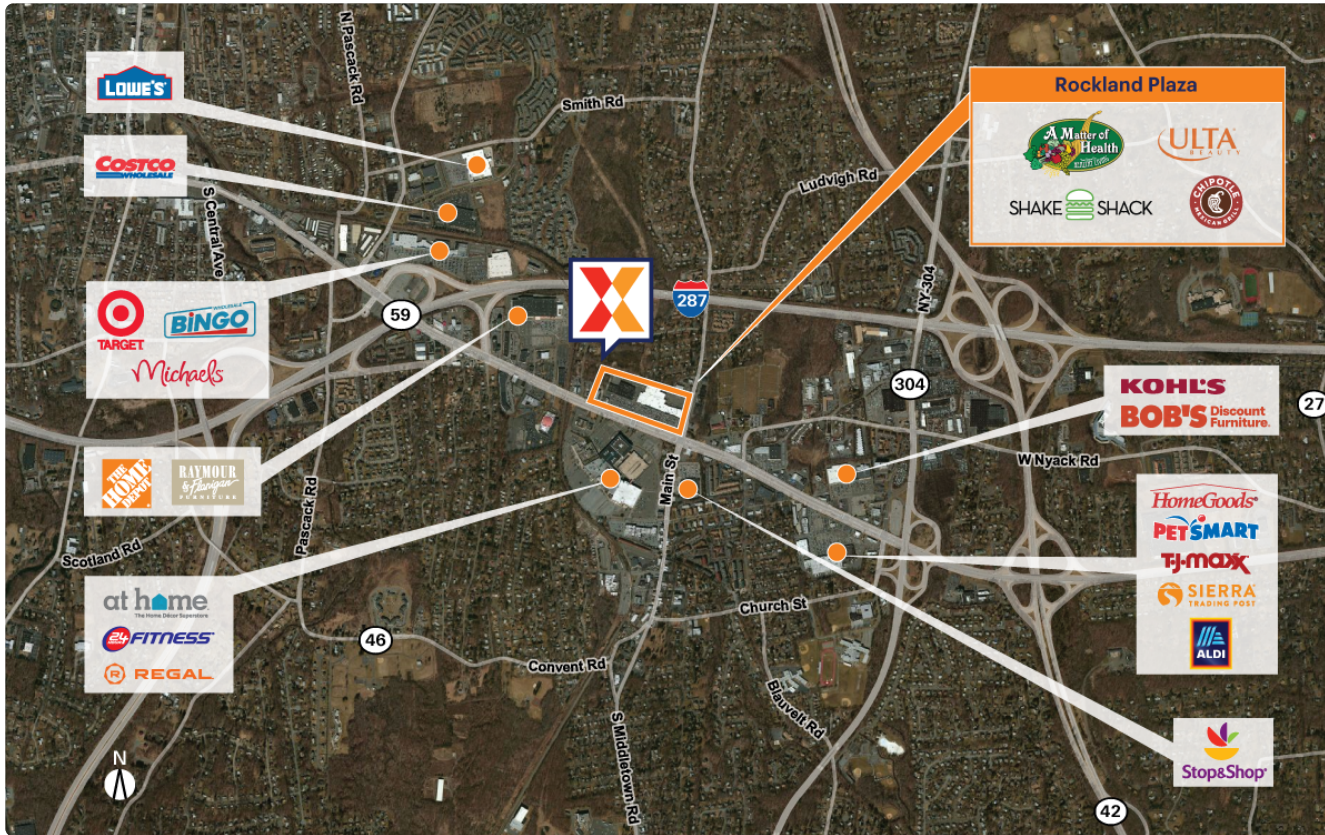


Rockland Plaza

76 Rockland Plaza | Nanuet, NY 10954

Rockland County New York-Newark-Jersey City, NY-NJ 251,589 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



Rockland Plaza

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41.0987, -74.0139



Available Spaces

| | | | |
|-----|--------------|-----|----------------------------------------------------------------------------------------------|
| 01A | 9,115 Sq Ft | 16 | 29,698 Sq Ft |
| 03 | 24,675 Sq Ft | 17 | 29,180 Sq Ft |
| 13B | 1,230 Sq Ft | 23B | 2,506 Sq Ft 360° |
| 13C | 1,845 Sq Ft | 25B | 1,336 Sq Ft 360° |
| 14 | 3,260 Sq Ft | 35A | 11,686 Sq Ft |
| 15 | 2,432 Sq Ft | | |

Current Tenants Space size listed in square feet

| | | | | | |
|-----|----------------------|--------|------|------------------------------|--------|
| 02 | Ann Taylor | 5,005 | 21 | Wonder | 3,492 |
| 04 | A Matter Of Health | 15,327 | 22 | AFC Urgent Care | 4,124 |
| 05 | Mattress Warehouse | 4,200 | 23A | Supercuts | 1,545 |
| 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 |
| 13 | NAYA | 2,170 | 31A | Can In / Cash Out | 2,010 |
| 13A | Honeygrow | 2,330 | FS1 | Webster Bank | 2,500 |
| 18 | Five Below | 9,800 | FS2 | Nanuet Diner | 4,750 |
| 18A | Dollar Tree | 8,166 | FS3 | Chase | 4,803 |
| 19 | AT&T | 2,750 | FS4 | Shake Shack | 3,000 |
| 20 | J.Crew Factory | 5,433 | 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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