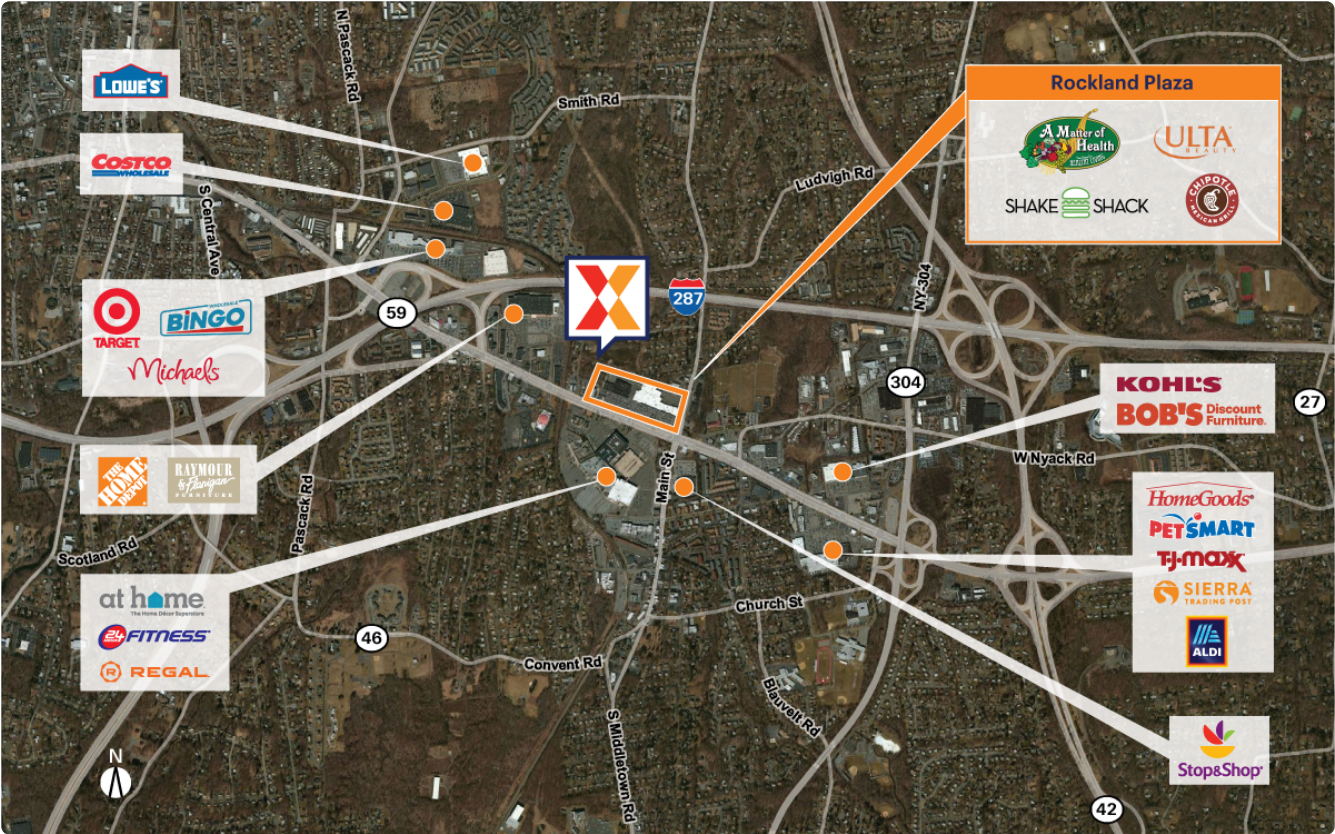


Rockland Plaza

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	4,110 Sq Ft	13G	4,065 Sq Ft
06	1,950 Sq Ft	14	3,260 Sq Ft
13C	1,845 Sq Ft	15	11,014 Sq Ft
13D	2,487 Sq Ft	23B	2,506 Sq Ft 360°
13E	1,965 Sq Ft	25B	1,336 Sq Ft 360°
13F	1,580 Sq Ft	35A	11,649 Sq Ft

Current Tenants

Space size listed in square feet

02	Ann Taylor	5,005	19	AT&T	2,750
03	Occupied	24,675	20	J.Crew Factory	5,433
04	A Matter Of Health	15,327	21	Wonder	3,492
05	Mattress Warehouse	4,200	22	AFC Urgent Care	4,124
07	Cigar King	2,290	23A	Supercuts	1,545
08	Starbucks	1,600	24	AAA Insurance	3,900
09	Nanuet Vision Center	550	25A	Panera Bread	4,918
11	Sakana	2,411	26	ULTA Beauty	11,448
12	Orangetheory Fitness	2,710	28	StretchLab	1,750
13	NAYA	2,170	29	Westrock Pools & Patio Furn.	6,943
13A	Honeygrow	2,330	31	Autopart International	7,400
13B	Jersey Mike's	1,230	31A	Can In / Cash Out	2,010
16	Ross Dress for Less	29,698	FS1	Webster Bank	2,500
17	Burlington	29,180	FS2	Nanuet Diner	4,750
18	Five Below	9,800	FS3	Chase	4,803
18A	Dollar Tree	8,166	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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