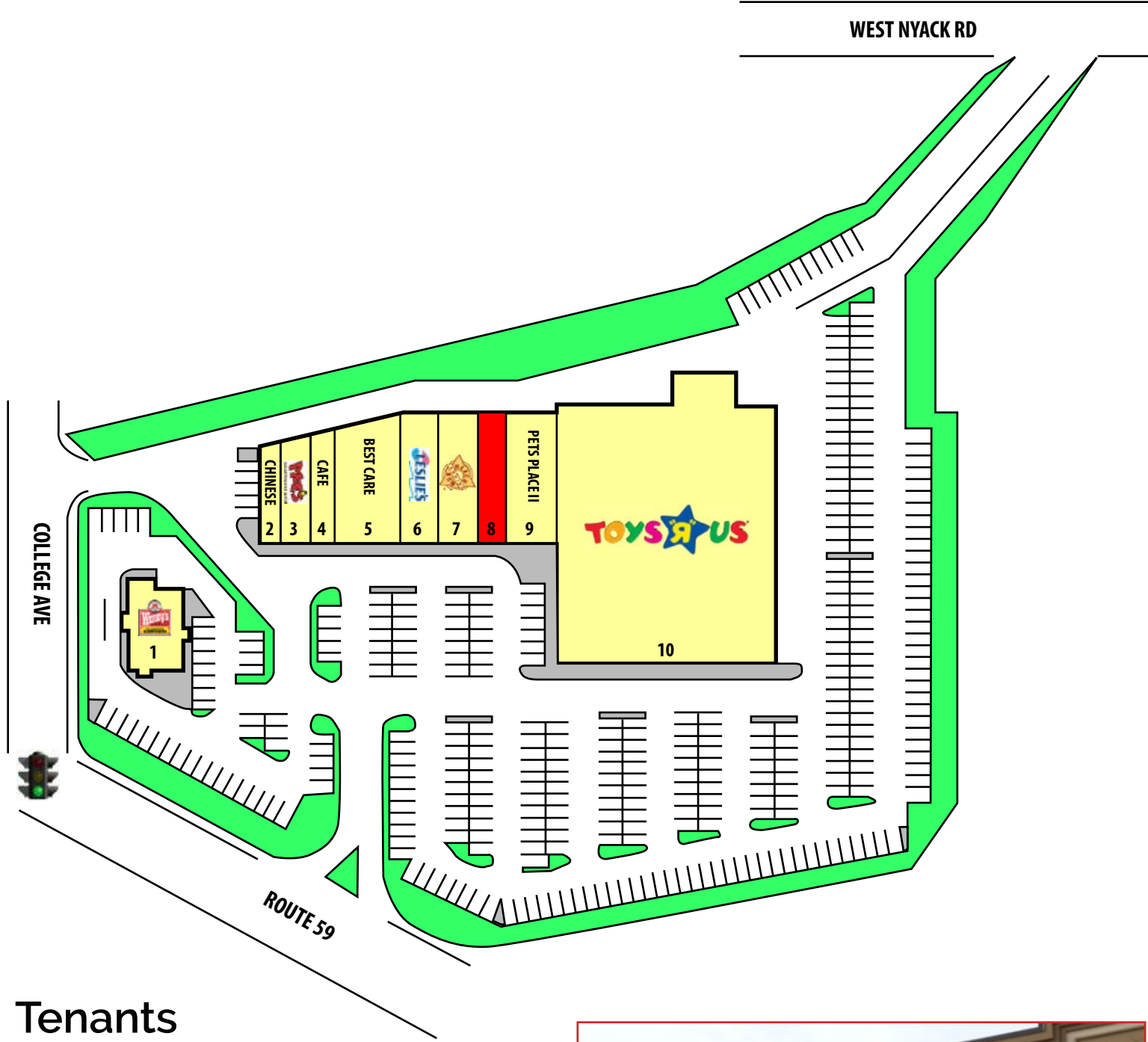


Demographics	1 mile	3 miles	5 miles
Population	9,871	99,708	210,940
Households	3,145	31,028	66,799
Average HH Income	\$87,999	\$93,027	\$111,320

Welco Realty, Inc.



Tenants

1. WENDY'S	3,130 SF
2. GOLDEN DRAGON	1,260 SF
3. MOE'S SOUTHWEST	2,000 SF
4. GOURMET GARDEN	1,811 SF
5. VALLEY HEALTH	5,200 SF
6. LESLIE'S POOLS	3,450 SF
7. BEACH BUM TANNING	2,780 SF
8. AVAILABLE	2,260 SF 23'x100' +/-
9. PETS PLACE II	4,725 SF
10. TOYS R US	38,300 SF



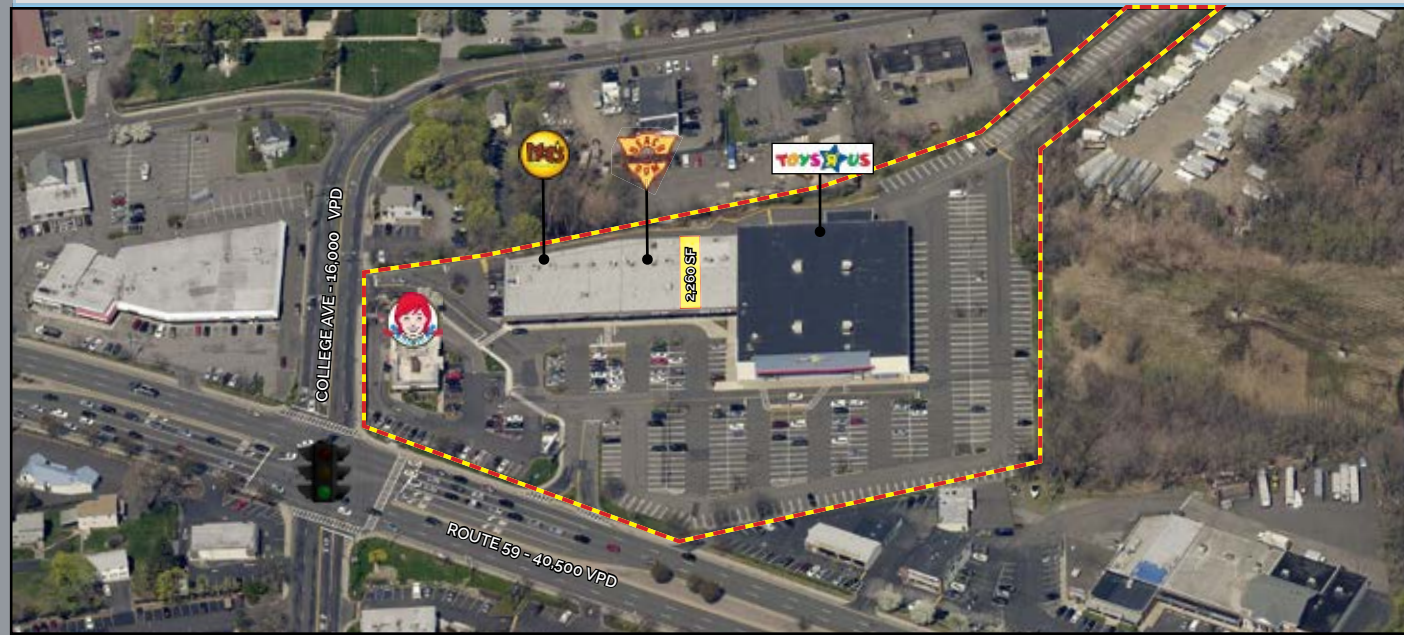
Nanuet, New York

The New College Plaza

98-122 Route 59



Available:	2,260 SF - Last Remaining Vacancy
Description:	Prime Retail location on busy Route 59 in Central Rockland County Newly Renovated & Close to Simon's Shops at Nanuet
Traffic count:	40,500 vehicles per day on Route 59
Easy Access:	Easy Access from Route 59, College Ave & West Nyack Road
Co-Tenants:	Toys R Us, Wendy's, Moe's Southwest Grill, Beach Bum Tanning



REALTY, INC. 2525 Palmer Avenue, New Rochelle, NY 10801 . T (914) 576-7500 . www.welcorealty.com

Click Link for Video



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ROCKLAND PLAZA



COLLEGE PLAZA



THE SHOPPES AT NANUET

ROCKLAND CENTER