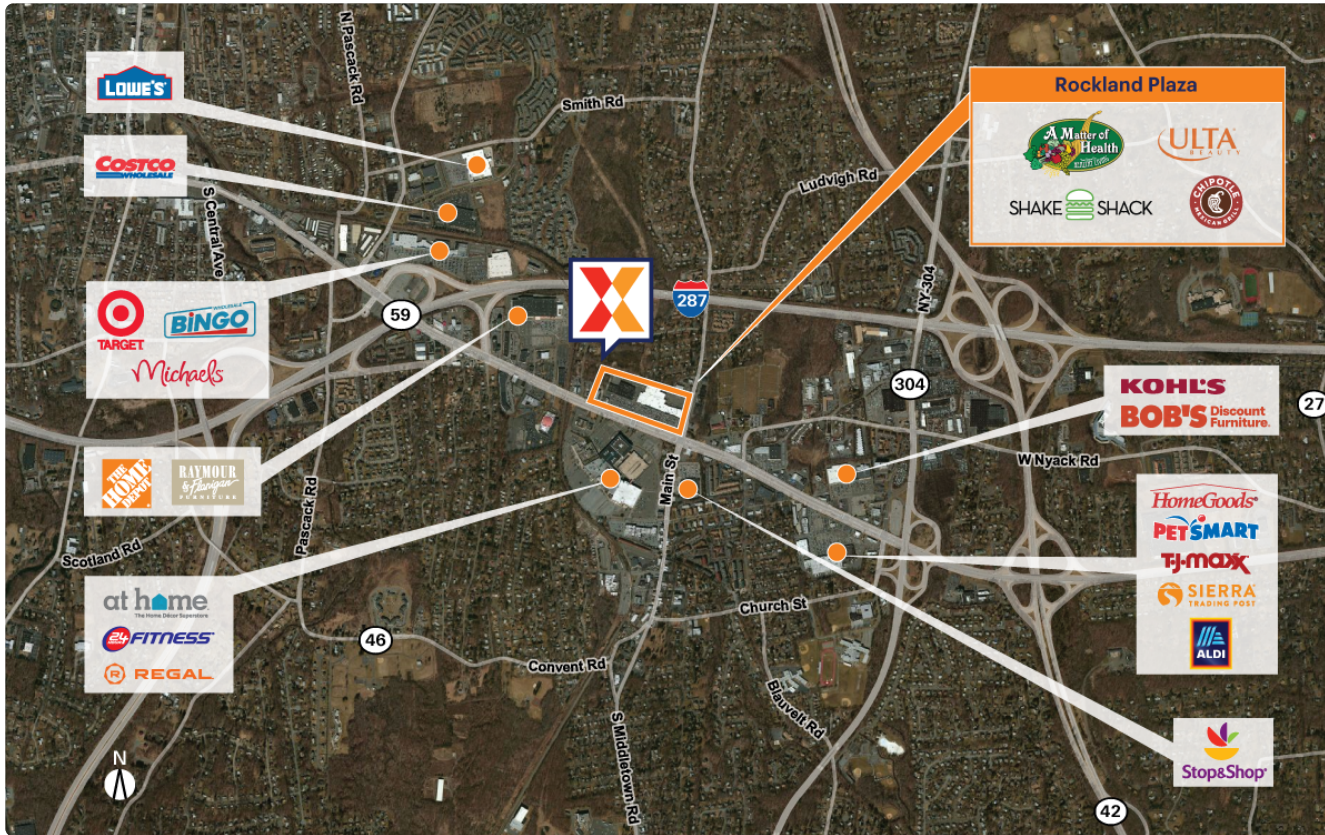


Rockland Plaza

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



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41.0987, -74.0139



Available Spaces

01A	4,110 Sq Ft	16	29,698 Sq Ft
03	24,675 Sq Ft	17	29,180 Sq Ft
13C	1,845 Sq Ft	23B	2,506 Sq Ft 360°
14	3,260 Sq Ft	25B	1,336 Sq Ft 360°
15	2,432 Sq Ft	35A	11,686 Sq Ft

Current Tenants Space size listed in square feet

02	Ann Taylor	5,005	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
06	C2 Education	1,950	23A	Supercuts	1,545
07	Cigar King	2,290	24	AAA Insurance	3,900
08	Starbucks	1,600	25A	Panera Bread	4,918
09	Nanuet Vision Center	550	26	ULTA Beauty	11,448
11	Sakana	2,411	28	StretchLab	1,750
12	Orangetheory Fitness	2,710	29	Westrock Pools & Patio Furn.	6,943
13	NAYA	2,170	31	Autopart International	7,400
13A	Honeygrow	2,330	31A	Can In / Cash Out	2,010
13B	Jersey Mike's	1,230	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
			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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