



# Opportunity Summary

**1825 Palisades Center Drive**  
Palisades Center  
West Nyack, New York







# A Built-In Walkable Environment



The site is directly connected to Palisades Center, a vibrant mixed-use center with over 2.2mm square feet of urban-like amenities. The site offers a future tenant access to over 215 food & beverage, service retail, entertainment and wellness/fitness options within walking distance.

## EXISTING MALL AMENITIES

### SERVICES



AT&T, Beauty Club Salon, Best Buy, BJ's, Boost Mobile, Bridges, Cohen's Fashion Optical, Customzon, Feel So Good Spa, Glitter & Glam, Global Times, LensCrafters, metroPCS, Mobile Couture, Nail Pro & Spa, Nomad Kali & Combat Fitness, Phone Fix, Piercing Pagoda, Relax Zone Spa, Salon A to Z, Spa 505, Sprint, Stat Health, T-Mobile, The Threading Place, Post Office, UPS, Verizon

### FOOD & BEVERAGE



7 Eleven, Auntie Anne's, Beef Jerky Outlet, Ben & Jerry's, Blu ale House, Buffalo Wild Wings, Burger King, Caribbean Quizine, Charleys Grilled Subs, The Cheesecake Factory, Chili's, Chipotle, Cinnabon, Cold Stone, DavidsTea, Dough Life, Dunkin', East Japanese Resturant, Haagen Dazs, iHop, It's Sugar, Johnnny Rockets, KFC, Kung Fu Tea, Little Buddha, Mike's Burgers, Mini Melts Ice Cream, Mr. Smoothie, Nathan's, Oyishi Japan, Popeyes, Pretzel Factory, Reis & Irvy's, Saladworks, Sbarro, Shah's Halal Food, Starbucks, Subway, Taco Bell, Texas de Brazil, TGI Fridays, Wendy's, Wetzel's Pretzels, Yogen Fruz, Yard House

### ENTERTAINMENT

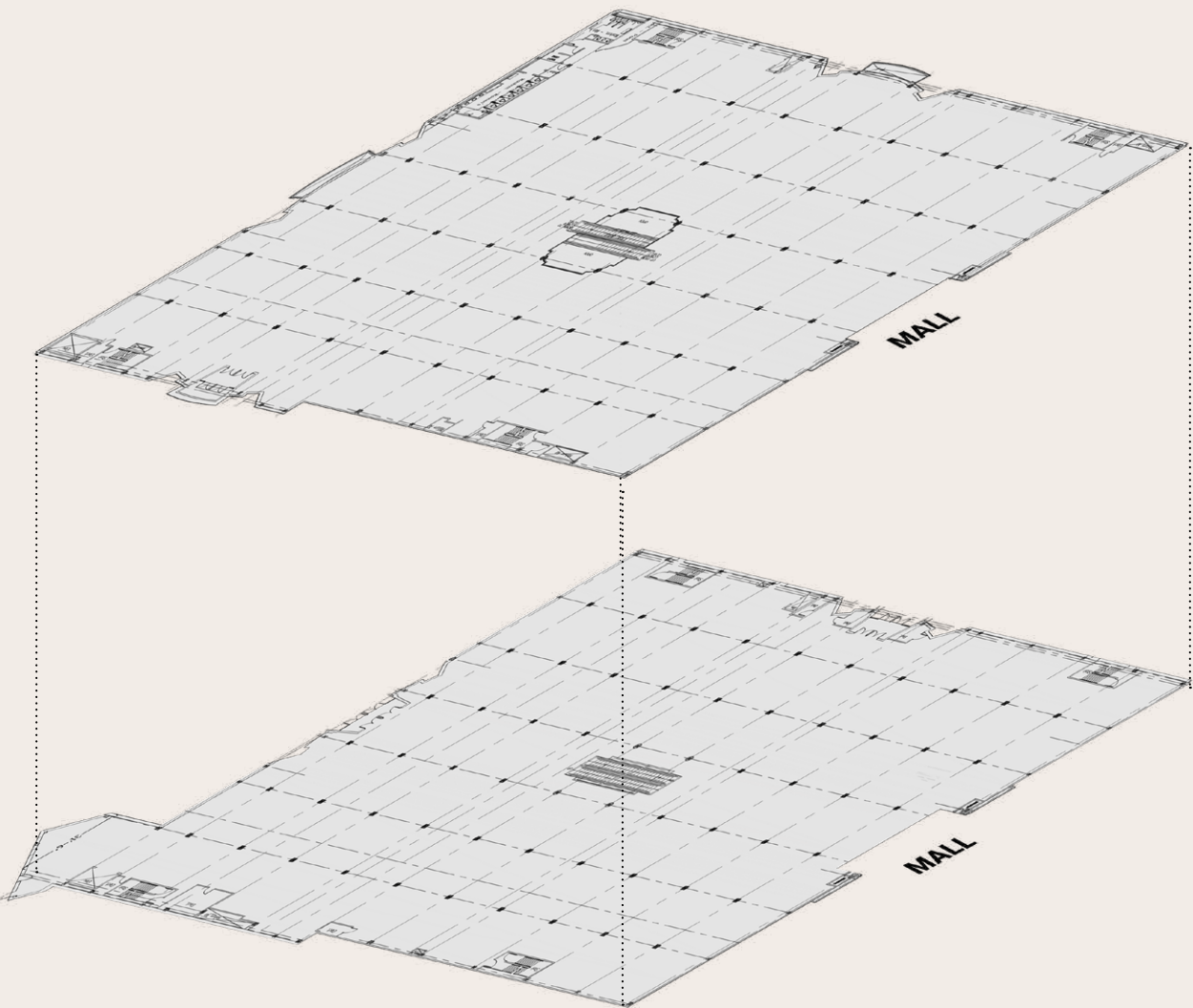
5 Wits, AMC Theaters, Autobahn Indoor Speedway, Billy Beez, Build-a-Bear, Color Me Mine, Dave & Busters, EXO Drome, Game Show Room, The Lego Store, Levity Live, Lucky Strike, Mystery Room, Oh My God! Entertainment, Opinions, Palisades Art & Fame, Palisades Climb, Palisades Center Ice Rink, Spin Zone



# Specifications

## PROPERTY INFORMATION

|                        |  |
|------------------------|--|
| Site Acreage           | 1.40 Acres   |
| Gross Leasable Area    | 120,490 SF   |
| Floors                 | Two Levels, Anchor Location  |
| Redevelopment Strategy | Adaptive Reuse of former single-use, retail anchor store   |
| Extensive Parking      | Thousands of parking spaces available at the mall, including underground parking with direct access into the space |



LEVEL 2 | **59,924 SF**  
CEILING HEIGHT: 14'-5"

LEVEL 1 | **60,566 SF**  
CEILING HEIGHT: 14'-5"





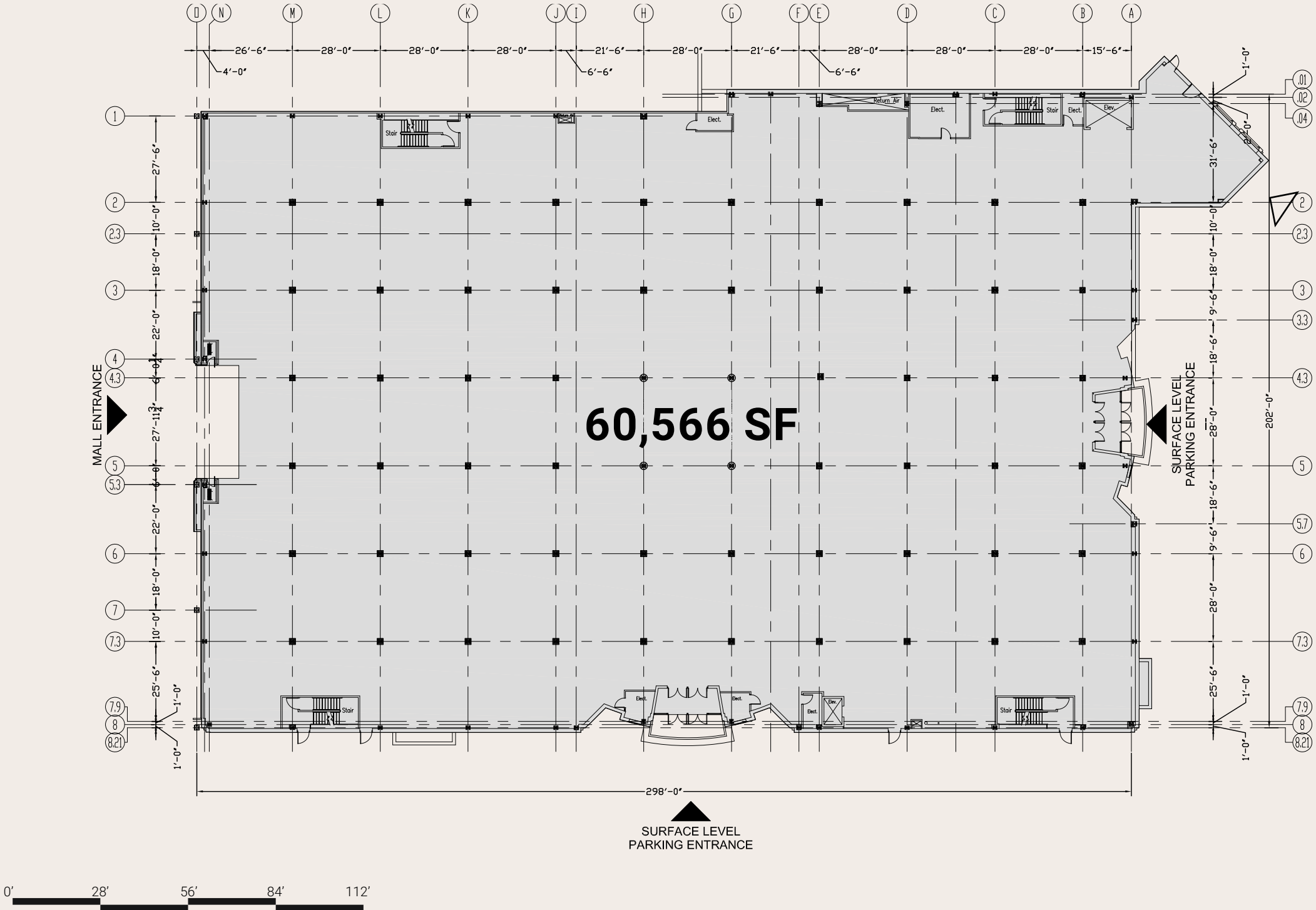
# Existing Conditions

LEVEL 1  
60,566 SF\*

CEILING HEIGHT: 14'-5"  
COLUMN SPANS OVER 28'-0"

- Key Entrance
- Loading

\*Reflects BOMA Square Footage  
Ceiling Heights are Slab-To-Slab Measurements



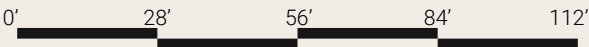
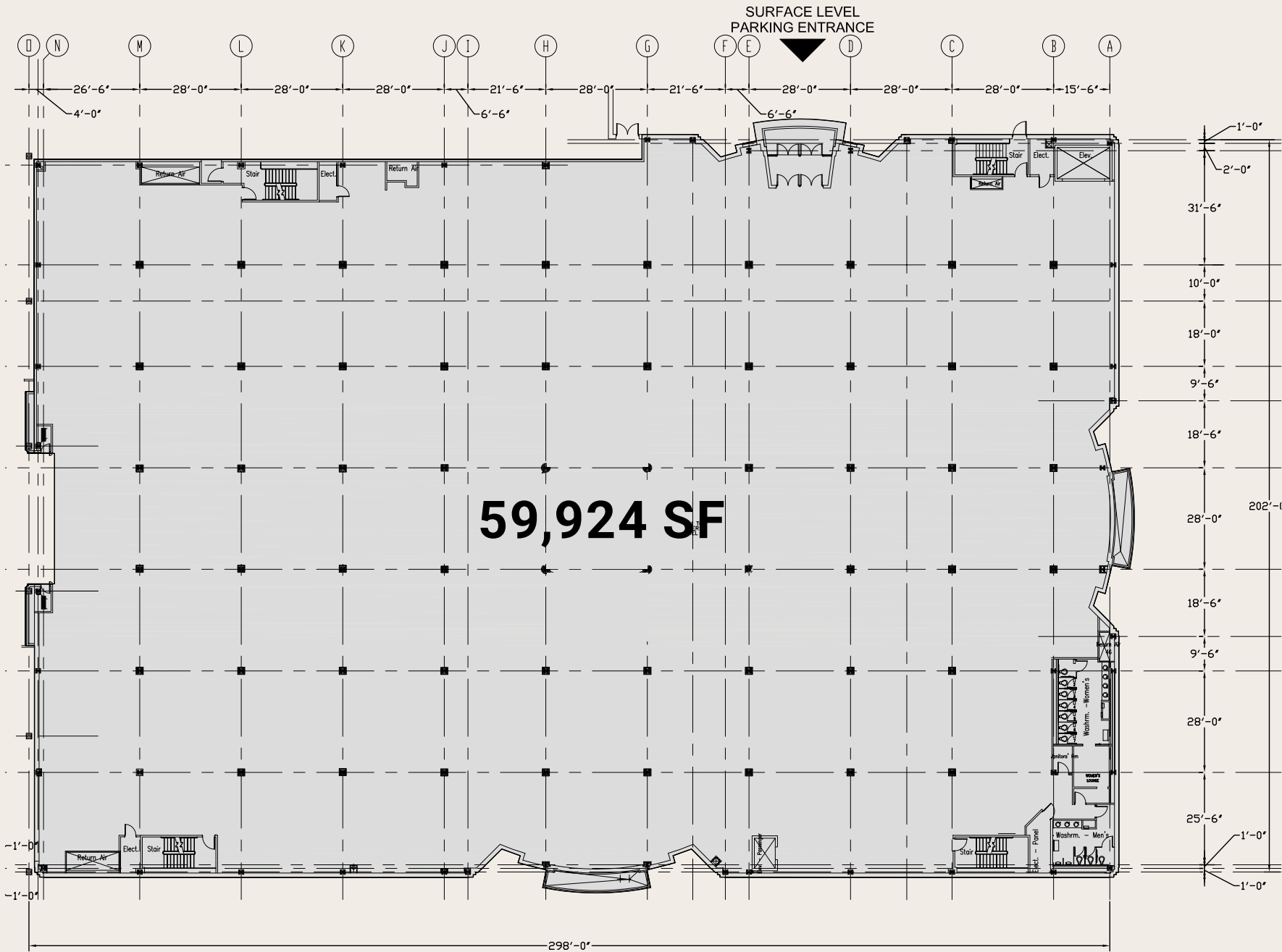
# Existing Conditions

LEVEL 2  
59,924 SF\*

CEILING HEIGHT: 14'-5"  
COLUMN SPANS OVER 28'-0"

 Key Entrance

\*Reflects BOMA Square Footage  
Ceiling Heights are Slab-To-Slab Measurements







# Leasing Contact

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