



THE SHOPS AT  
NANUET®

A SIMON MALL

NANUET (METRO NEW YORK), NEW YORK

# FLOURISH BY THE HUDSON

Situated near the Hudson River, The Shops at Nanuet<sup>®</sup> serves affluent residents of Rockland County, New York, and neighboring Bergen County, New Jersey.

- Rockland County has a population of 300,000 and is one of the 50 most affluent counties in the country with an average annual household income of \$107,000.
- In Rockland County, a recent influx of technology-driven companies, many of them international, has created a strong, diversified economy and a stable marketplace.
- Within five miles of The Shops at Nanuet, prominent residential areas include Palisades, Grand View-on-Hudson, Wesley Hills, and Upper Nyack, New York.
- Because Bergen County has a ban on Sunday retail sales, The Shops at Nanuet draws additional weekend traffic from the wealthy areas of New City, Montvale, Rockleigh, Mahwah, and northern Bergen County.
- Four college campuses and a number of prestigious university satellite locations also contribute to the area's thriving economy.





# TRENDSETTING STYLE

At The Shops at Nanuet, shoppers enjoy upscale, open-air shopping as well as dining, entertainment, and fitness.

- More than 50 shops showcase sought-after brands and specialty stores.
- Diners enjoy an array of sit-down restaurants.



# RECREATIONAL SPENDING

The area offers an active lifestyle close to outdoor activities but also 20 miles to NYC and 10 miles to White Plains. Rockland County is designated as a Preserve America Community, and roughly one-third of the county is parkland.

## Nearby Country Clubs:

Rockland Country Club  
Manhattan Woods Golf Club  
New York Country Club  
Paramount Country Club

Rockleigh Country Club  
River Vale Country Club  
Edgewood Country Club

## Parks:

Bear Mountain State Park  
Blauvelt State Park  
Harriman State Park  
High Tor State Park

Rockland Lake State Park  
Nyack Beach State Park  
Tallman Mountain State Park

## Hudson River:

Over 30 miles of Hudson River shoreline is enjoyed by an active boating community with lively marina and riverside towns such as South Nyack, Nyack, Upper Nyack, Haverstraw and Stony Point.





# BY THE NUMBERS

## **Anchored by Five Major Retailers**

Macy's, Sears, Fairway Market, a 12-screen Regal Cinemas, 24 Hour Fitness

## **Square Footage**

The Shops at Nanuet spans 758,000 square feet.

## **Single Level**

Boasting more than 50 small shops.

## **Restaurants**

Two quick-service eateries. Five sit-down restaurants.



# IN GOOD COMPANY

Chic. Distinctive. Upscale.

Many fine brands have chosen The Shops at Nanuet as their preferred location in Nanuet, New York.

- Chico's
- Coach
- J.Crew
- J.Jill
- L'Occitane
- LOFT
- Lucky Brand
- Lush
- Teavana
- Vera Bradley
- White House | Black Market



BANANA REPUBLIC

lululemon  athletica

MICHAEL KORS

SEPHORA

*Sur la table*  
THE ART & SOUL OF COOKING

# INDULGENT DINING & ENTERTAINMENT

The Shops at Nanuet offers an outstanding selection of restaurants and entertainment options.

- Diners can choose from Banchetto Feast, BJ's Restaurant & Brewhouse, Patsy's Pizzeria, P.F. Chang's, and Zinburger Wine & Burger Bar.
- Both Qdoba Mexican Eats and Starbucks are popular fast-casual options.
- Visitors also enjoy the 12-screen Regal Cinemas.
- 24 Hour Fitness



# POSITIONED TO SUCCEED

The Shops at Nanuet is conveniently located along Route 59 at the New York State Thruway, just 3.5 miles north of the Bergen/Rockland County line.

- The property is located in affluent Rockland County, New York, at the confluence of two major arteries: Route 59 and Middletown Road.
- The Shops at Nanuet is convenient from several major routes: I-87 (New York State Thruway)/I-287, Palisades Parkway, Garden State Parkway, and Route 59.
- The center is 20 miles north of Manhattan and 13 miles west of White Plains.



TRADE AREA  
POPULATION



TRADE AREA  
HOUSEHOLDS



AVERAGE ANNUAL  
HOUSEHOLD INCOME



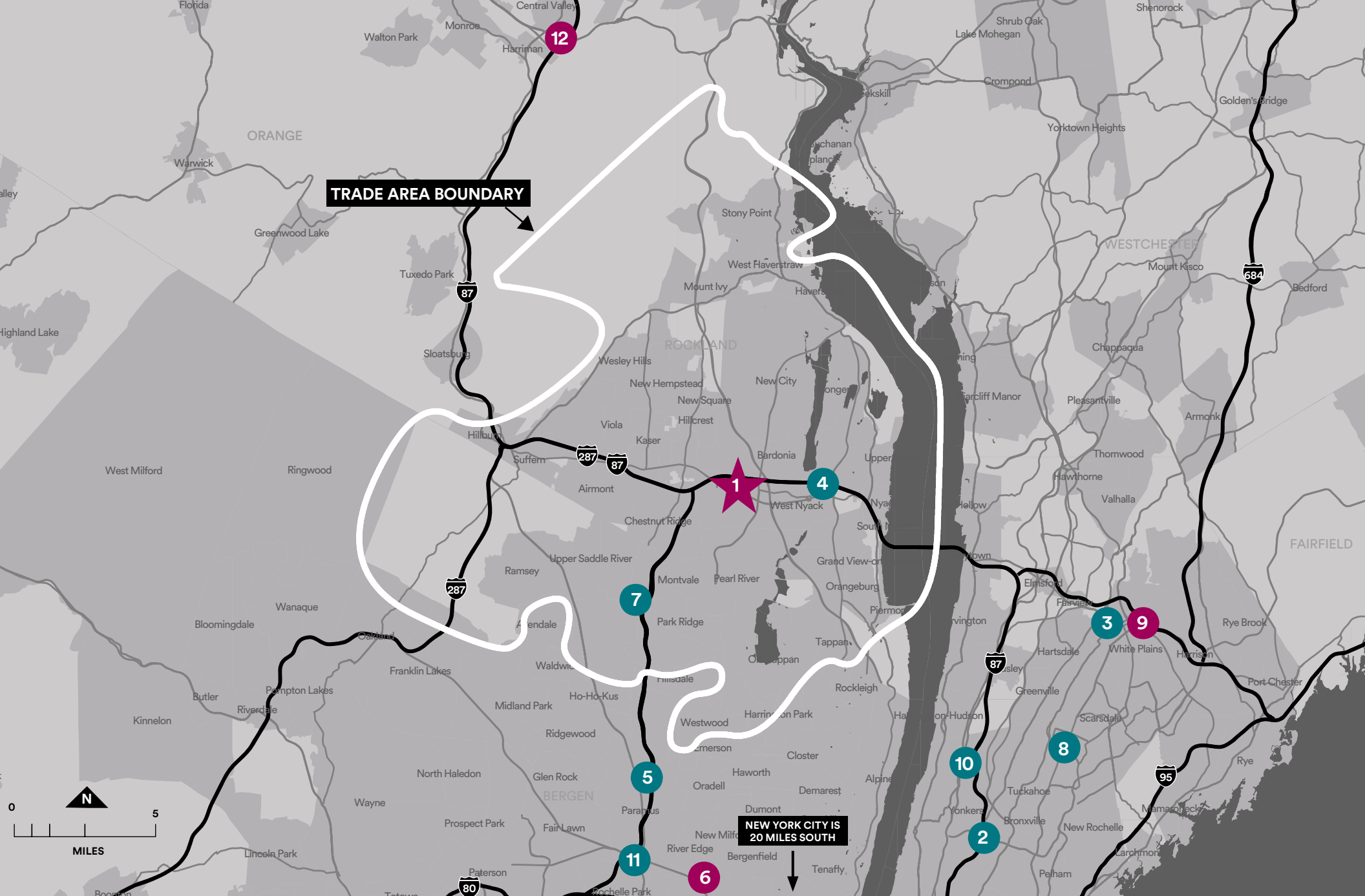
DAYTIME  
WORKFORCE POPULATION



MEDIAN  
HOME VALUE







**TRADE AREA BOUNDARY**

**NEW YORK CITY IS  
20 MILES SOUTH**

**TRADE AREA & COMPETITION**

- ★ Simon Centers
- Competition

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <b>1</b> The Shops at Nanuet          | <b>5</b> Paramus Park                 | <b>9</b> The Westchester                  |
| <b>2</b> Cross County Shopping Center | <b>6</b> The Shops at Riverside       | <b>10</b> Westchester's Ridge Hill        |
| <b>3</b> The Galleria at White Plains | <b>7</b> Tice's Corner                | <b>11</b> Westfield Garden State Plaza    |
| <b>4</b> Palisades Center             | <b>8</b> Vernon Hills Shopping Center | <b>12</b> Woodbury Common Premium Outlets |





S. MIDDLETOWN RD.

REGAL CINEMAS

24 HOUR FITNESS

MACY'S

THE SHOPS AT NANUET

ZINBURGER  
WINE & BURGER-BAR

BANCHETTO  
FEAST

SEARS

FAIRWAY MARKET

VERIZON  
WIRELESS

TD BANK

PATSY'S PIZZERIA

P.F. CHANG'S

BJ'S RESTAURANT  
& BREWHOUSE

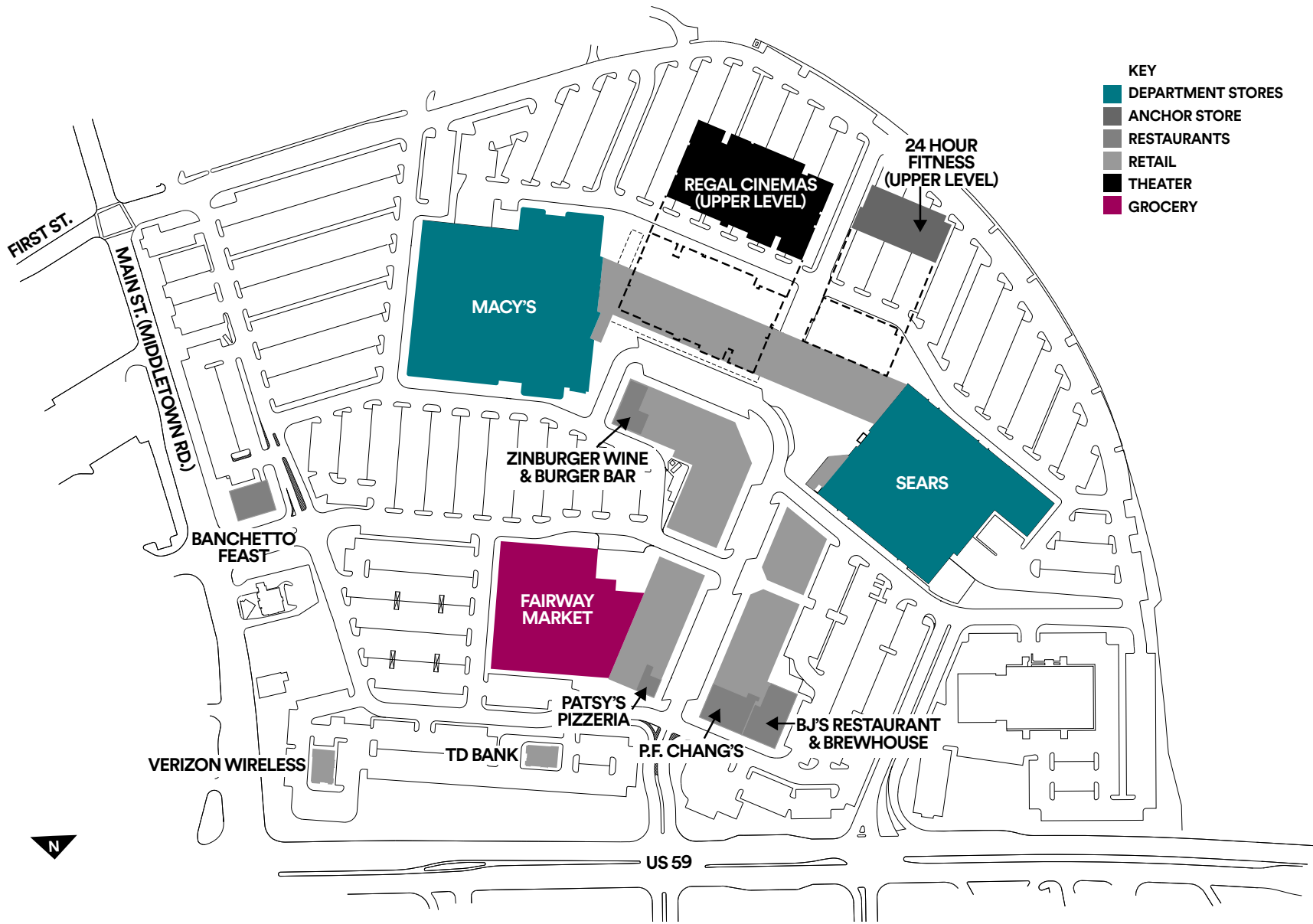
TO I-87 / I-287

SR 59



AERIAL OVERVIEW





- KEY**
- DEPARTMENT STORES
  - ANCHOR STORE
  - RESTAURANTS
  - RETAIL
  - THEATER
  - GROCERY



# UNIQUE OPPORTUNITY

The Shops at Nanuet presents a unique opportunity for your brand.

Please contact the following leasing professional for more information.

**Ricki Damico**  
(212) 745-9604  
ricki.damico@simon.com





225 West Washington Street Indianapolis, IN 46204 (317) 636-1600 [simon.com](http://simon.com)

Simon is a global leader in retail real estate ownership, management and development and an S&P 100 company (Simon Property Group, NYSE:SPG).