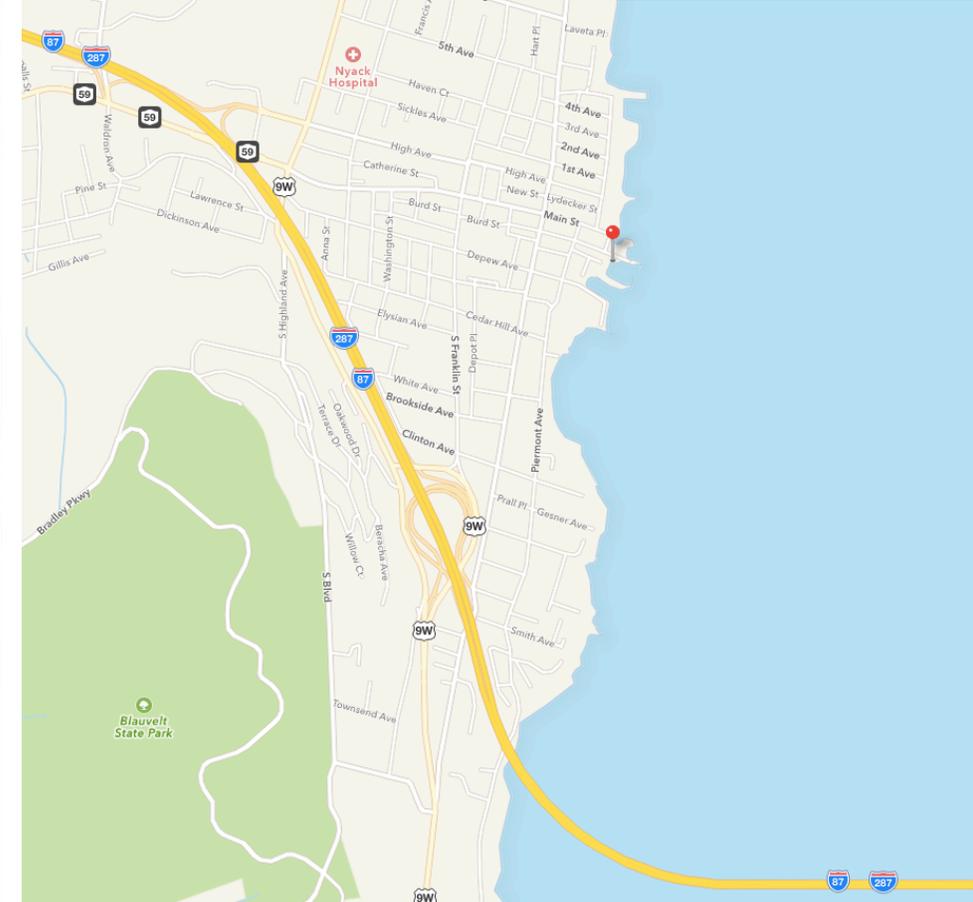




Destination waterfront restaurant opportunity

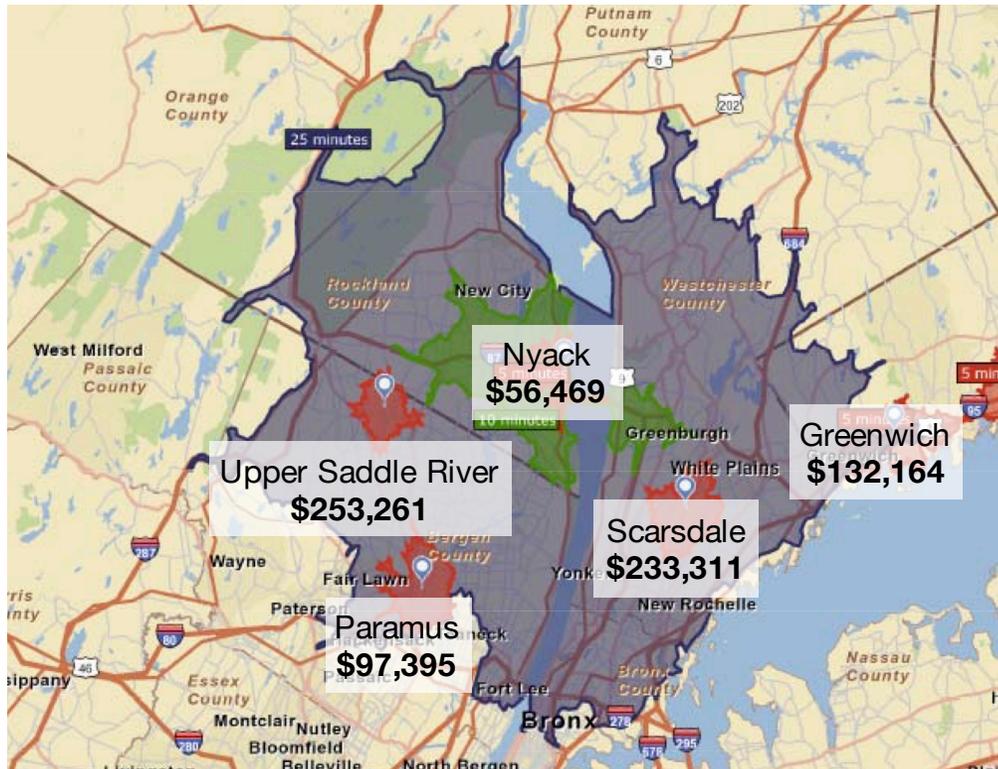
11 Burd Street
Nyack NY

Breathtaking Hudson River views from this waterfront setting in historic Nyack, NY



The market opportunity

3 million people live within a 25-minute drive of the site.



Significant local spending by a well-educated village community

- + Region has among highest median household incomes nationally
- + \$56,469 median HHI
- + 47% of residents have bachelor's or higher
- + 120+ retail, accommodation, and hospitality businesses
- + 17 arts, education, and recreation businesses

Nyack continues its long, storied history as a regional destination for culture, entertainment



Location detail

Hudson River waterfront site, with views of the Palisades, Tappan Zee Bridge, NYC.

Adjacent to newly renovated Nyack Marina.

At the foot of Burd Street, a 2-block walk from downtown Village shopping district.

One mile / 5-minute drive from I-87/287.

Within 25 minute driving distance of affluent communities of Bergen (NJ), Westchester (NY), Fairfield (CT) Counties. A destination waterfront for NYC visitors.



Location detail

Planned public parks and open space improvements nearby will connect Nyack Marina to Memorial Park just south of the restaurant via a pedestrian bridge.

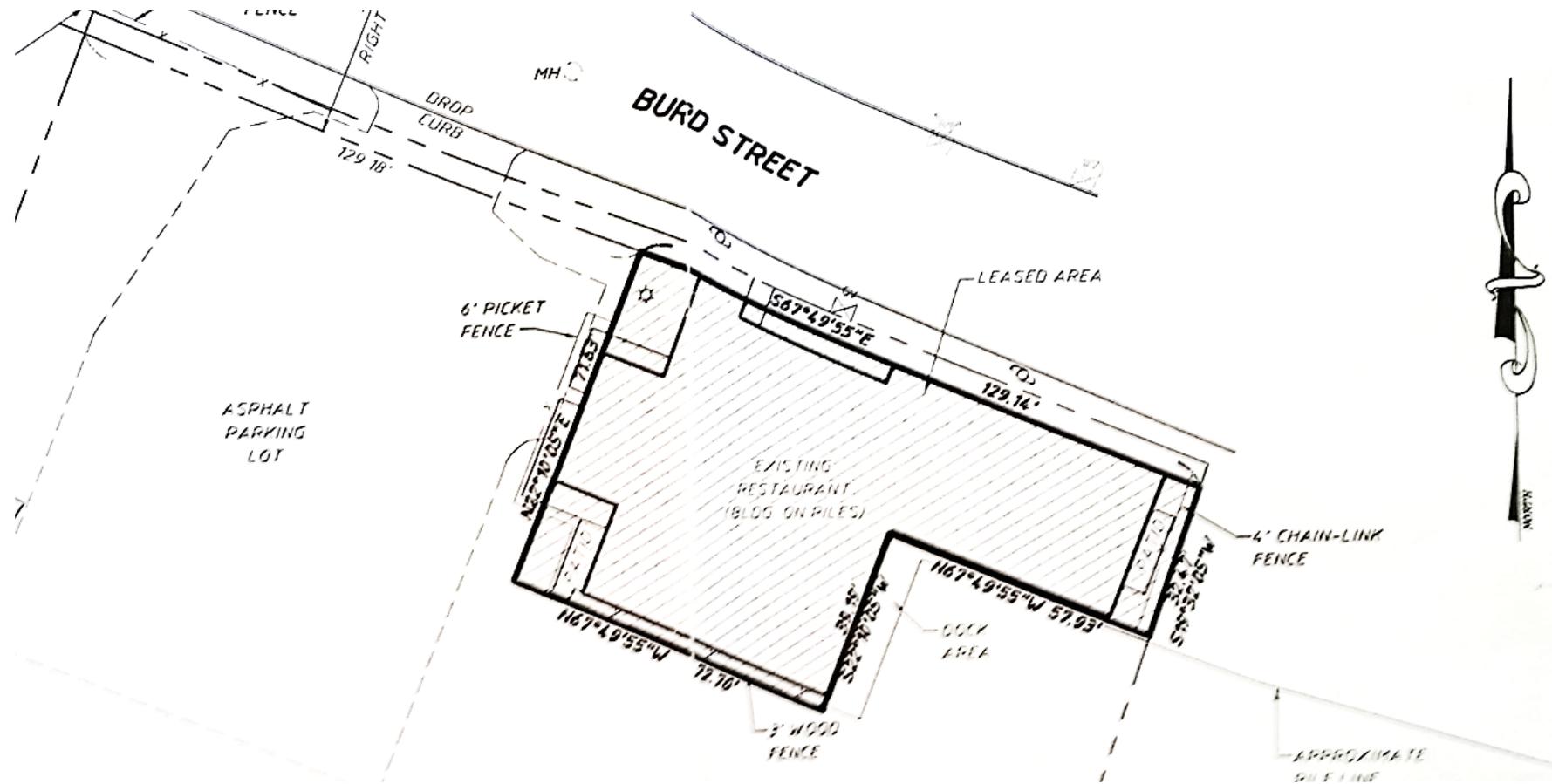
The restaurant is positioned to become the centerpiece of a new, more civic destination waterfront experience.



The site



Destination waterfront restaurant opportunity



Existing structure
4,948 SF

267 total occupancy
(current layout)

Open views south
and west to marina,
Hudson River, and
Tappan Zee Bridge.



Destination waterfront restaurant opportunity

11 Burd Street
Nyack NY