

New City Center – Grocery Anchored Retail

2-78 North Main St. New City, New York 10956



*RENDERING OF PROPOSED

SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888
schuckmanrealty.com

Contact Exclusive Brokers for More Information

Jessica Vilmenay
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Steven Hakakian
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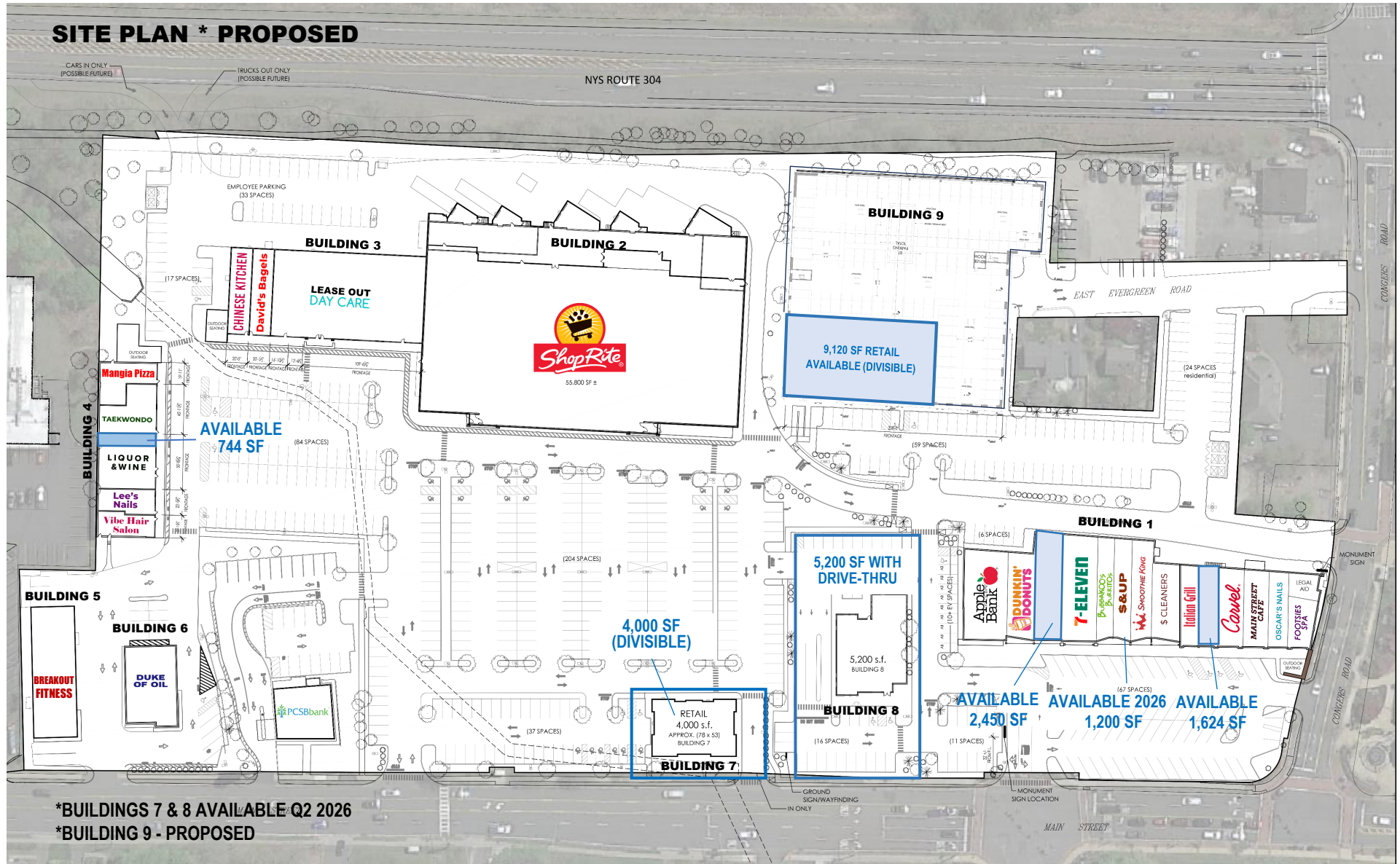
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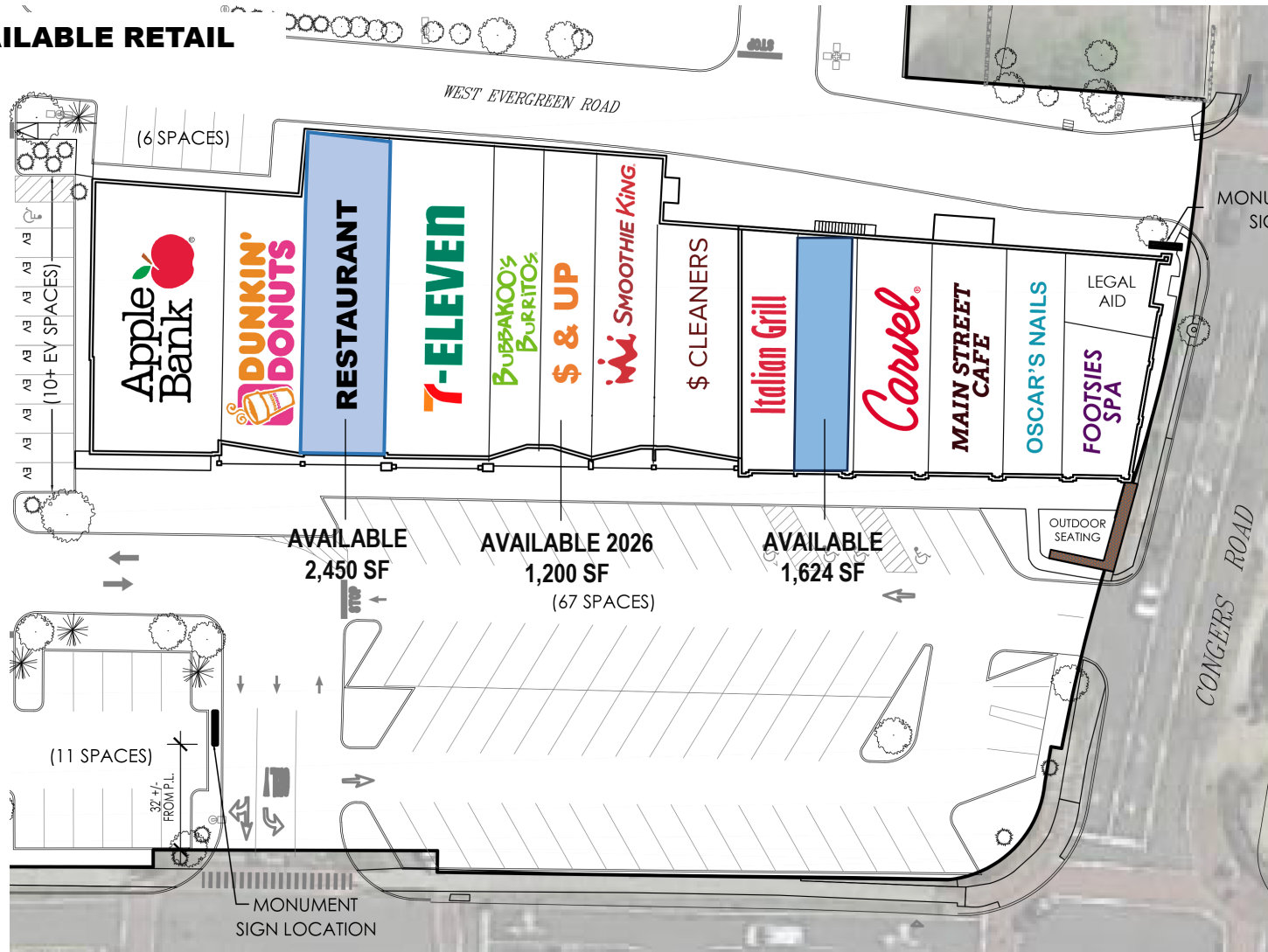
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BUILDING 1: AVAILABLE RETAIL



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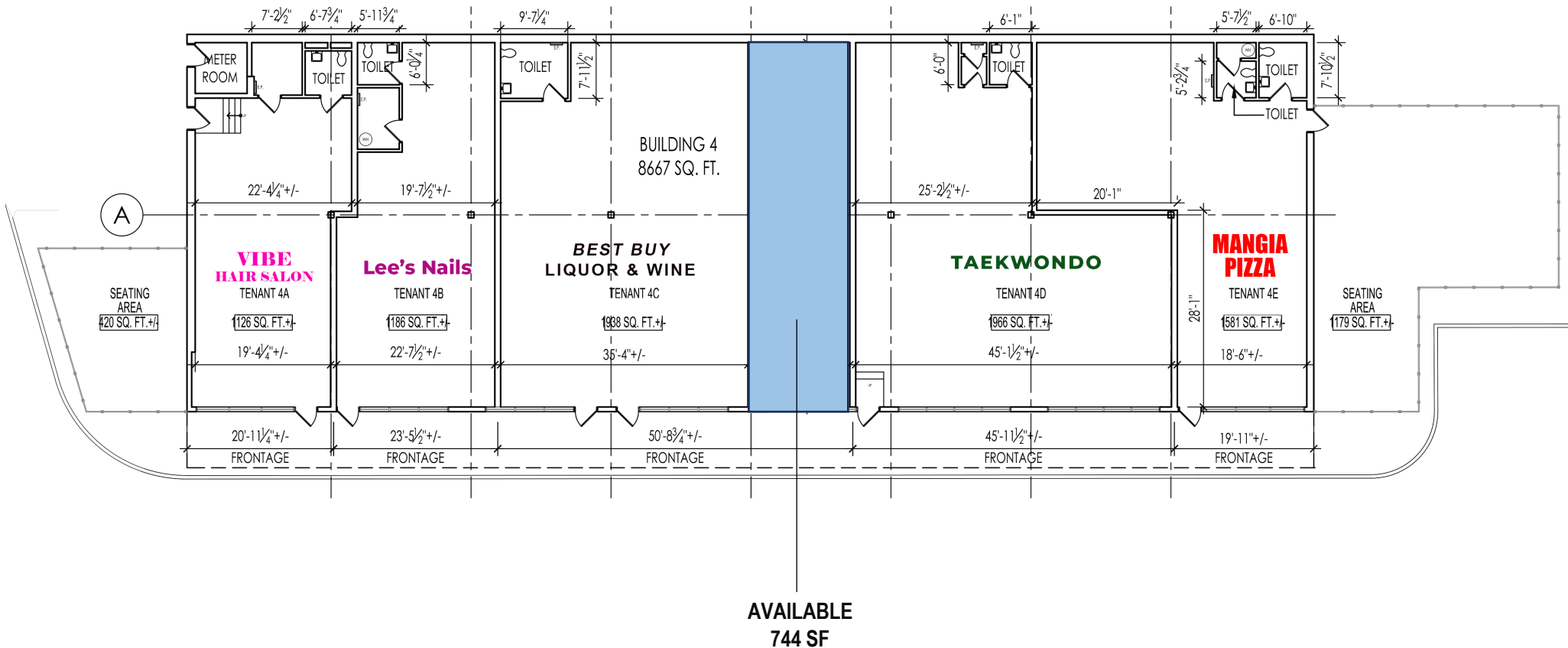
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BUILDING 4: AVAILABLE RETAIL



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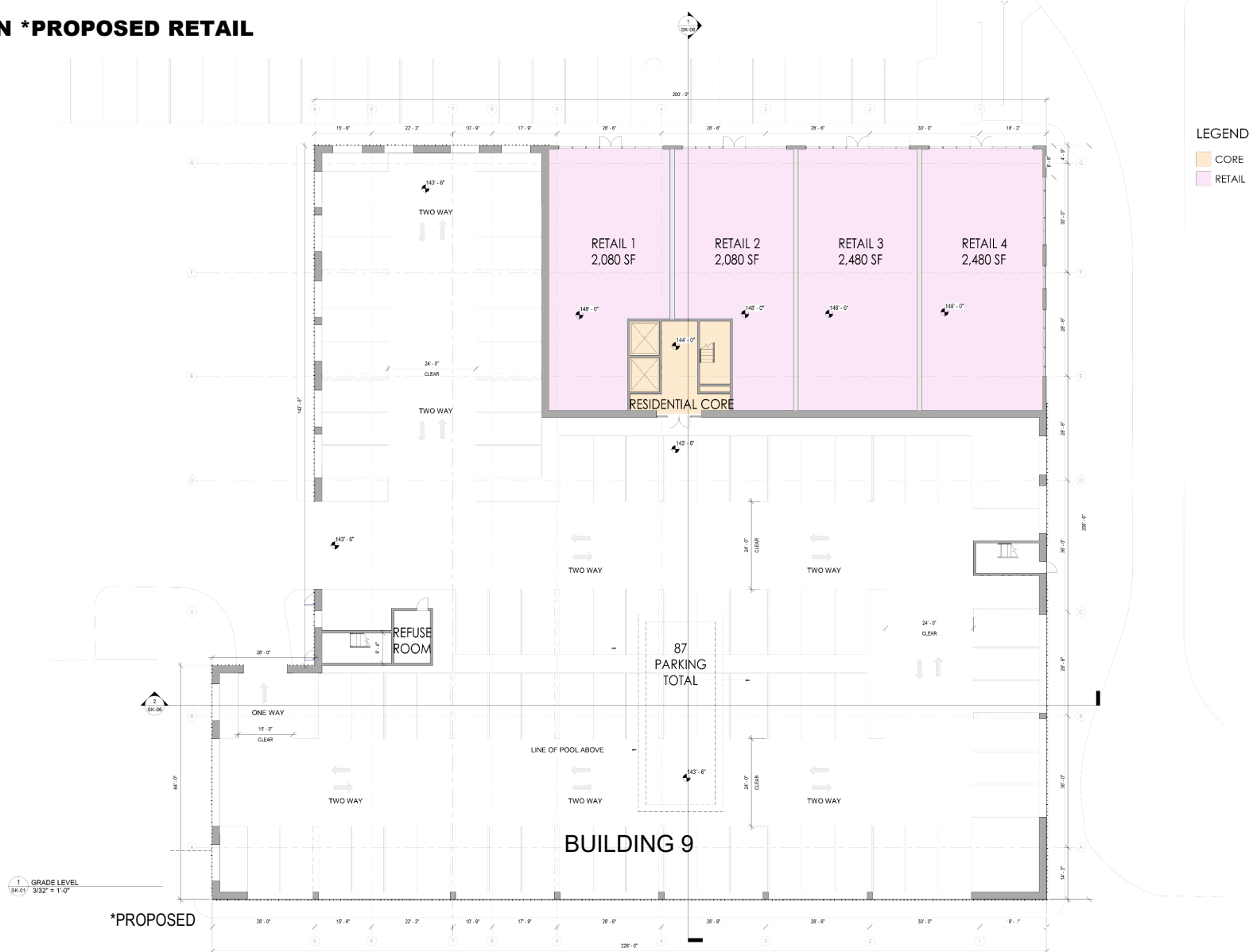
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SITE PLAN *PROPOSED RETAIL



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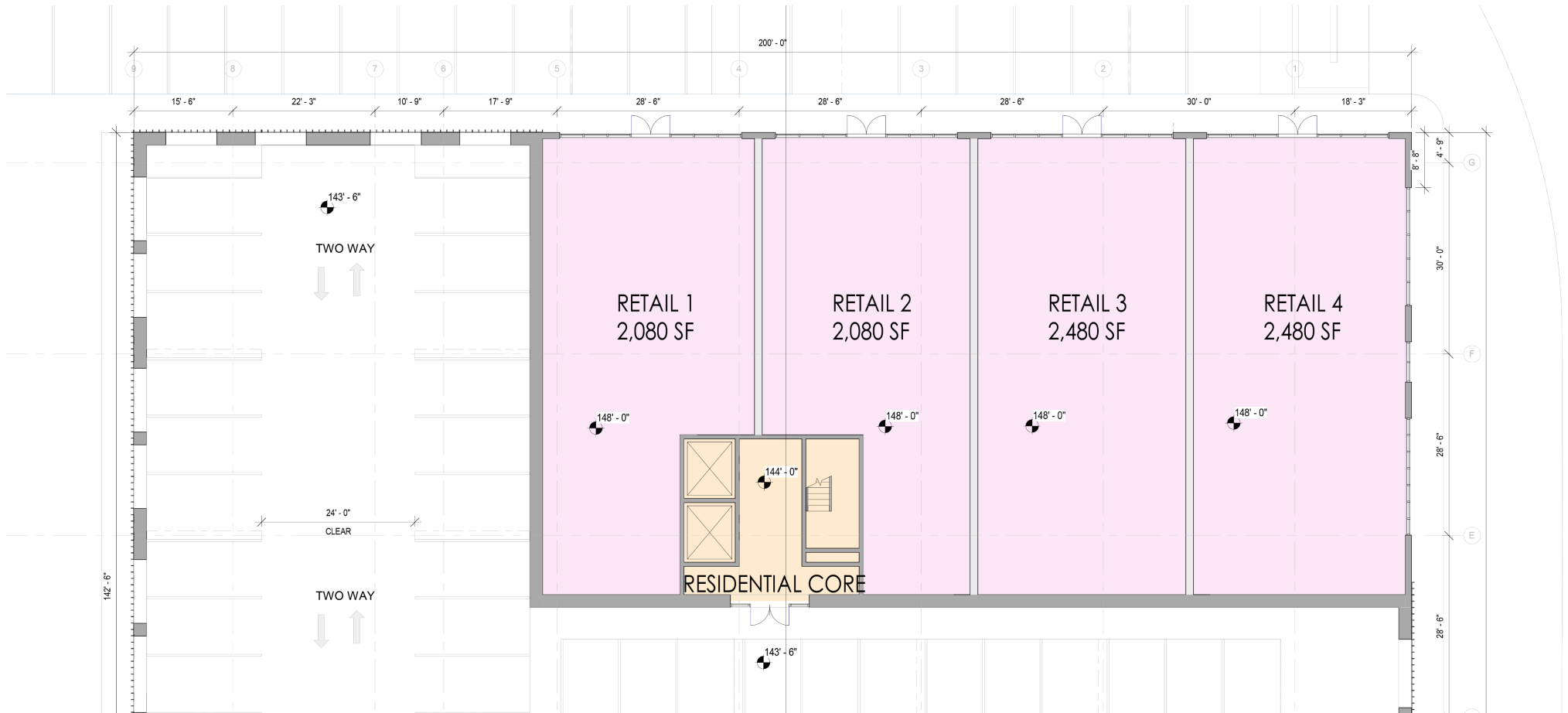
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SITE PLAN *PROPOSED RETAIL AT GROUND FLOOR OF RESIDENTIAL



*PROPOSED

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RENDERING BUILDING 3 & 4



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RENDERING PAD BUILDING

BUILDING 7



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Grocery Anchored Shopping Center

Size: 125,110 SF GLA

Lot Size: +/- 12 Acres

Grocery Anchor Size: 55,900 SF

Parking: ±300 Spaces

New City Center is a 96% leased grocery anchored shopping center located just off the Palisades Parkway in densely populated New City, Rockland County, NY. In addition to its grocery anchor, ShopRite which currently comprises 45% of GLA, the center features a complimentary tenant mix consisting of personal services, banking and food and beverage tenants. New City center offers unmatched regional access to the New York metro area and a local population of over 67,500 residents within a three-mile radius of the property, making it a strategic retail location situated minutes from multiple local and regional roadways including NY-304 (0.4 Miles), the Palisades Parkway (5 Miles) and I-287 (6 Miles). Manhattan, Bergen & Westchester Counties can be reached within 25-40 Minutes.



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LOCATED IN CENTRAL ROCKLAND COUNTY'S
COMMERCIAL DISTRICT

POPULATION WITHIN 5 MILES = 208,668
63,787 HOUSEHOLDS WITHIN 5 MILES

COUNTY OF ROCKLAND GOV'T OFFICES
HIGHWAY DEPARTMENT • COURT HOUSE
COUNTY CLERK • SHERIFFS DEPT
DEPT. OF CORRECTIONS

PROPOSED LOCATION
68-70 NORTH MAIN ST.

ROUTE 304
AADT: 19,754 VPD

N. MAIN STREET
AADT: 13,599 VPD

POPULATION WITHIN 3 MILES = 63,766
19,808 HOUSEHOLDS WITHIN 3 MILES

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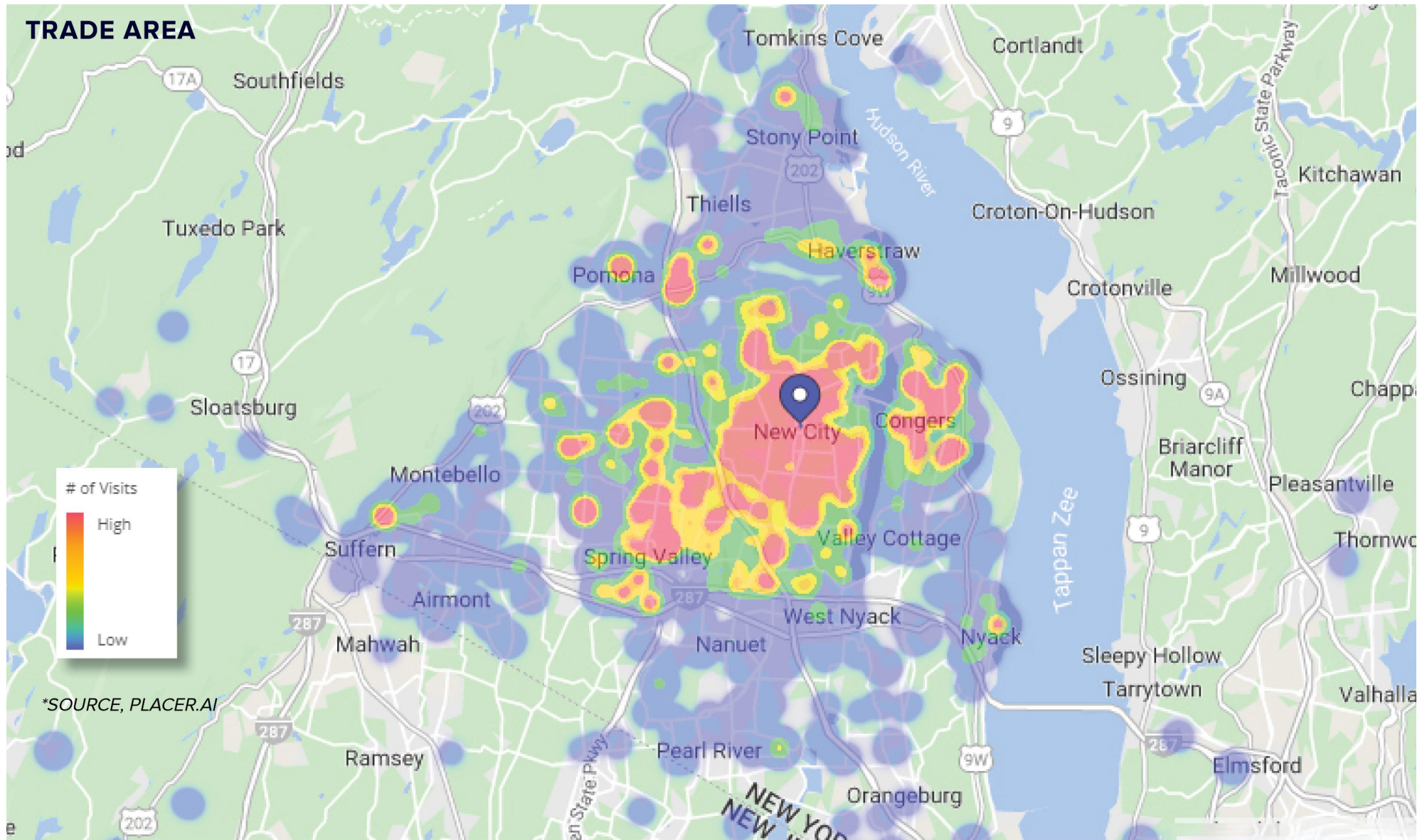
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