

# New City Center – Grocery Anchored Retail

44 North Main St. New City, New York 10956



\* RENDERING OF PROPOSED

**SCHUCKMAN**<sup>®</sup>  
REALTY INC.

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**  
[schuckmanrealty.com](http://schuckmanrealty.com)

Contact Exclusive Brokers for More Information

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RENDERING OF PROPOSED RENOVATION



LOGOS FOR VISUALIZATION PURPOSES ONLY

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RENDERING OF PROPOSED 4,000 SF PAD BUILDING



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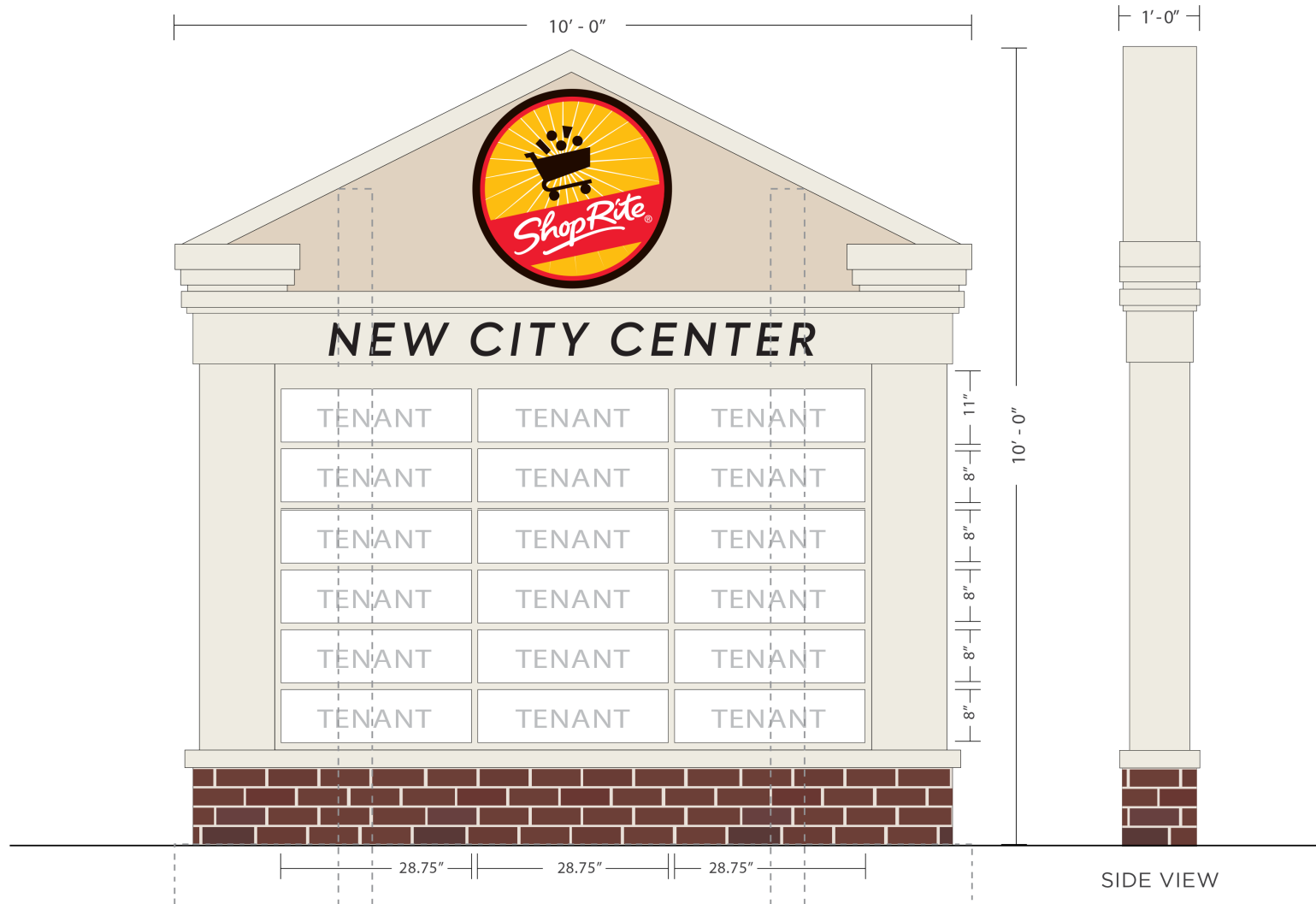
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## PROPOSED MONUMENT SIGN



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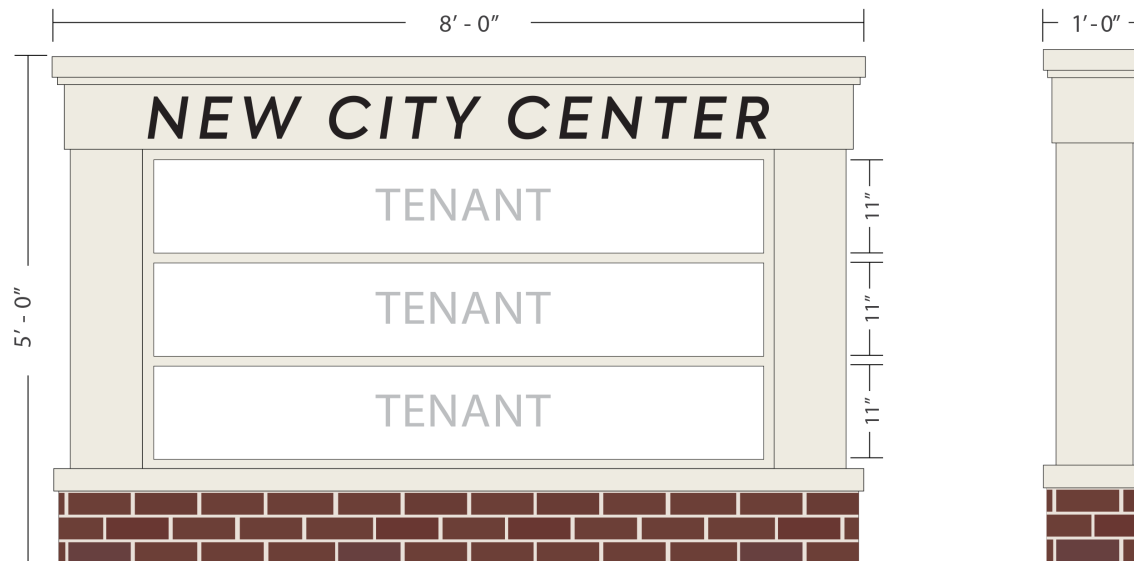
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## PROPOSED MONUMENT SIGN



SIDE VIEW



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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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AREA RETAIL

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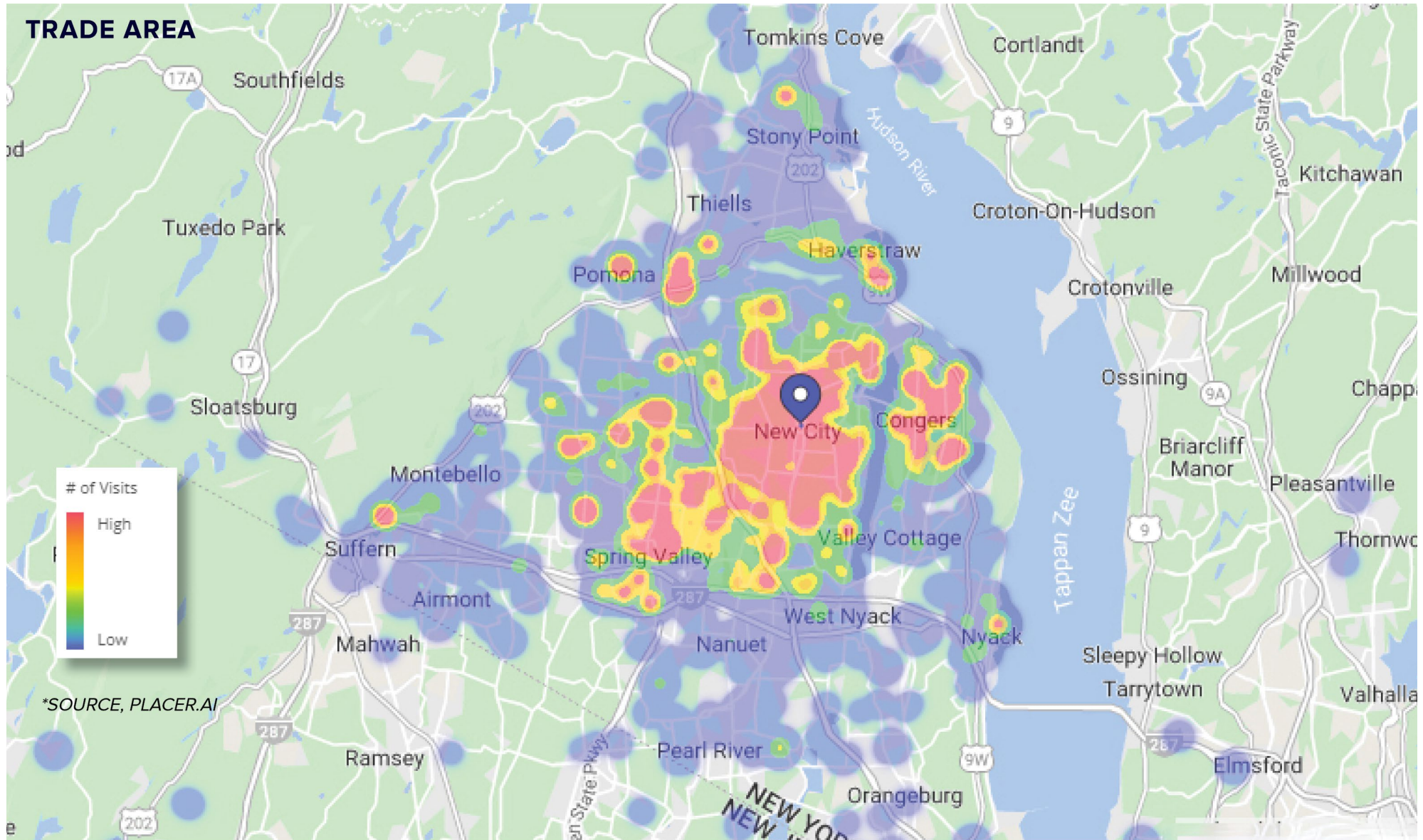
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