



**COLDWELL
BANKER
COMMERCIAL**

NRT

STORAGE/DISTRIBUTION SPACE FOR LEASE

306 S Main Street, New City,

\$5,000 Monthly



Front View



Lower Level Space



Lower Level Space



New Front View



Side Driveway to Back



Rear Delivery and Shipping Area

This prime commercial property of .59 acres is Zoned CS and is located in the heart of New City's growing and developing commercial district with 144' feet of incredible exposure and visibility on Main Street and provides 20 private customer parking spaces. Storage/Distribution/Retail of +/-2,400 SF is available on Lower Level. Space is being renovated and can be built-to-suit, as needed.

Call Steven Shell for a private showing.

Steven Shell
Real Estate Salesperson

Office: 845 634 0400 Cell: 914 419 1771
Email: STEVE@THESHELLS.INFO

Demographics

Population

1 Mile	3 Miles	5 Miles
9,352	87,681	228,182

Population Projections 2026

1 Mile	3 Miles	5 Miles
9,397	88,603	231,099

Family Households

1 Mile	3 Miles	5 Miles
3,076	27,861	69,839

Average Household Income

1 Mile	3 Miles	5 Miles
\$162,452	\$152,340	\$117,294

Coldwell Banker Commercial NRT
170 North Main Street
New City, New York 10956

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