

New City | New York  
Mille Luci Pizzeria – 170 N Main St  
Fully Built-Out Restaurant with Liquor License & Parking



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COMMERCIAL HOSPITALITY DIVISION

FOR SALE: \$549,999  
key money / business acquisition  
FOR LEASE: \$6,517.98 NNN

**Mille Luci, located at 170 North Main Street in New City, New York, presents a rare opportunity to acquire a fully built-out, turnkey restaurant in the heart of one of Rockland County's most established and evolving retail corridors. This approximately 2,000 square foot space blends old-world Italian heritage with a modern, upscale dining atmosphere, creating a warm, vibrant setting that includes a full dining room, bar area, and a spacious commercial kitchen equipped with a 12-foot hood system.**



*Artist Photo*

The existing layout and infrastructure allow for immediate operation or seamless repositioning into a new concept, with a full liquor license already in place to support both food and beverage revenue streams. The offering is priced at \$549,999, with a lease of \$6,517.98 per month on a triple net basis, inclusive of 3% annual increases, and a favorable term of five years with a five-year renewal option. The property is further enhanced by ample on-site parking, a key differentiator in suburban restaurant markets, along with full accessibility for patrons.



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**Strategically positioned along North Main Street, the property benefits from strong visibility and consistent traffic within New City's primary commercial corridor, which is actively transitioning toward a more walkable, mixed-use environment supported by municipal revitalization efforts. The surrounding demographics are particularly compelling for restaurant operators, with a median home value approaching \$780,000 and per capita income exceeding \$62,000, reflecting a highly affluent and stable consumer base with strong discretionary spending habits.**

**The local dining scene is well-established, featuring a diverse mix of Italian, American, and casual upscale concepts, yet there remains a consistent demand for quality dining experiences, especially those that combine atmosphere, food, and beverage offerings. Importantly, opportunities to acquire second-generation restaurant spaces with existing infrastructure, liquor licenses, and parking are extremely limited in this market, creating a significant barrier to entry that enhances the value of this offering.**



From an investment perspective, Mille Luci stands out as a low-friction entry into a high-performing suburban dining market. The relatively moderate rent, estimated at approximately \$78,000 annually, provides a favorable occupancy cost ratio relative to projected restaurant revenues, allowing for strong potential margins under experienced operation. In addition, ongoing and proposed multifamily developments within the Main Street corridor are expected to increase local population density and further drive foot traffic, directly benefiting nearby retail and restaurant operators. While the current concept focuses on Italian cuisine, the existing kitchen infrastructure and layout are flexible enough to support a wide range of uses, including upscale casual dining, steakhouse, seafood, Mediterranean, or modern American concepts. Coupled with an existing customer base, established brand presence, and the continued growth of the surrounding area, Mille Luci represents a compelling opportunity for restaurateurs and investors seeking a well-located, fully equipped asset in an affluent and expanding market.

### **Key Characteristics of the Market:**

- 1. Strong mix of Italian, American, sushi, and casual upscale dining**
- 2. High demand for family-friendly yet elevated dining experiences**
- 3. Limited supply of fully built, liquor-licensed restaurant spaces**
- 4. Consistent evening and weekend traffic driven by local residents rather than seasonal tourism**

## Location & Market Positioning

### Prime Main Street Presence

Situated along North Main Street, Mille Luci benefits from strong visibility in one of Rockland County's most established retail corridors. The area is evolving into a more walkable, lifestyle-oriented destination, supported by municipal initiatives focused on revitalization and mixed-use growth.

### Demographics & Affluent Consumer Base

- Median Home Value: ~\$780K+
- Per Capita Income: ~\$62,000+
- Household Profile: High concentration of families and professionals
- Spending Power: Strong discretionary income supporting dining and nightlife

This is a proven dining market where consumers are willing to spend on quality experiences, making it ideal for both casual upscale and chef-driven concepts.

### Dining Scene & Competitive Landscape

New City and the surrounding Rockland County area have developed into a robust suburban dining destination, drawing consistent traffic from local residents and neighboring towns.

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## Why This is an Exceptional Restaurant Investment

### 1. True Turnkey Opportunity

Avoid the significant time, cost, and risk associated with buildouts. With infrastructure already in place—including hood, kitchen, bar, and seating—this is a plug-and-play operation.

### 2. High Barriers to Entry

- Restaurant spaces with:
- Full liquor licenses
- Adequate parking
- Proper ventilation (hood systems)

...are increasingly difficult to secure. This asset checks all three boxes.

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