

Building Better Communities With....



**Rand  
Commercial**

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## 1-3 Cavalry Drive | New City, NY

*Office / Retail Building For Immediate Occupancy*



### OFFERING SUMMARY

<b>County</b>	Rockland
<b>Building Size</b>	8,000 SF
<b>Building Class</b>	A
<b>Available SF</b>	4,000 SF (1st Floor)
<b>Lot Size</b>	2 Acres
<b>Zoning</b>	Bank, Retail, Office
<b>Asking Rate</b>	\$35.00/SF NNN (\$14/PSF CAM & Taxes)
<b>Availability</b>	Immediate

## PROPERTY OVERVIEW

Available for immediate occupancy!

4,000+/-SF on the first floor of this two-story elevator retail / office building, a former Key Bank branch. Heavily trafficked, corner signalized location with plenty of parking. Property has double lane drive-up teller / ATM.

The site offers prominent building signage opportunity on the Cavalry Road frontage. Existing bank infrastructure including the vault and safety deposit boxes may remain in place, offering a unique turnkey opportunity for another financial institution

## LOCATION OVERVIEW

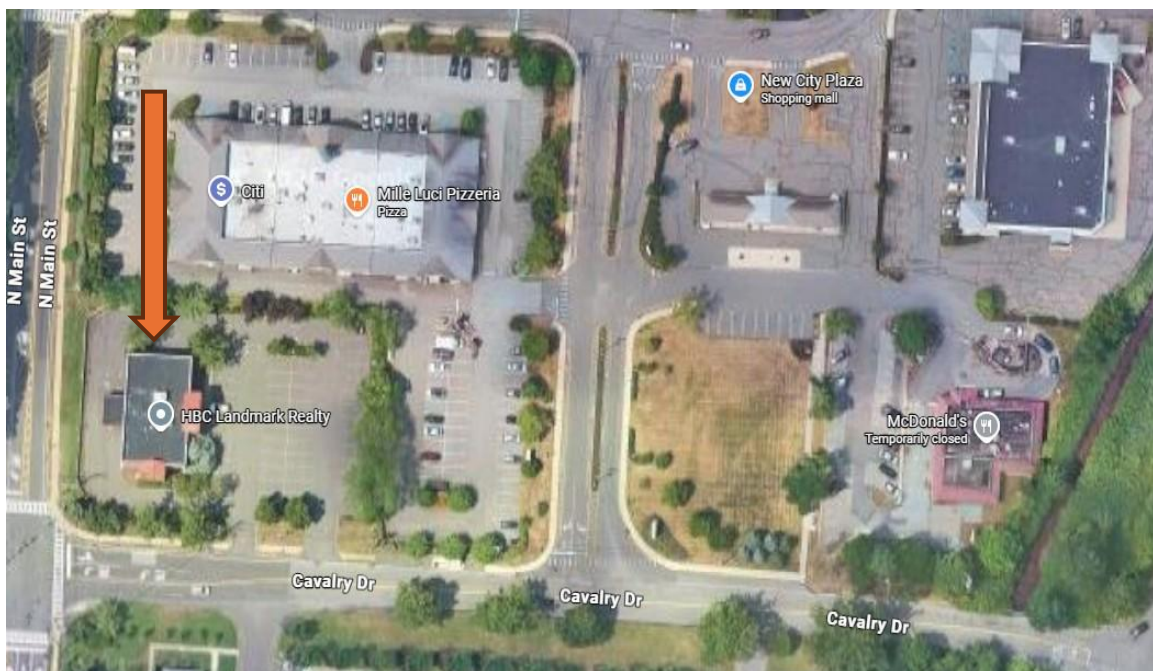
Situated at the signalized corner of Cavalry Drive and N. Main Street, this property enjoys outstanding visibility on two heavily traveled arterial roads with high daily traffic counts. The surrounding area is a dense commercial hub anchored by major national retailers including Chase Bank, Walgreens, Stop & Shop, ShopRite, and McDonald's.

Rockland County government offices and courts buildings, additional office buildings, and multi-family residential communities are all within immediate proximity, ensuring a built-in customer and employee base.

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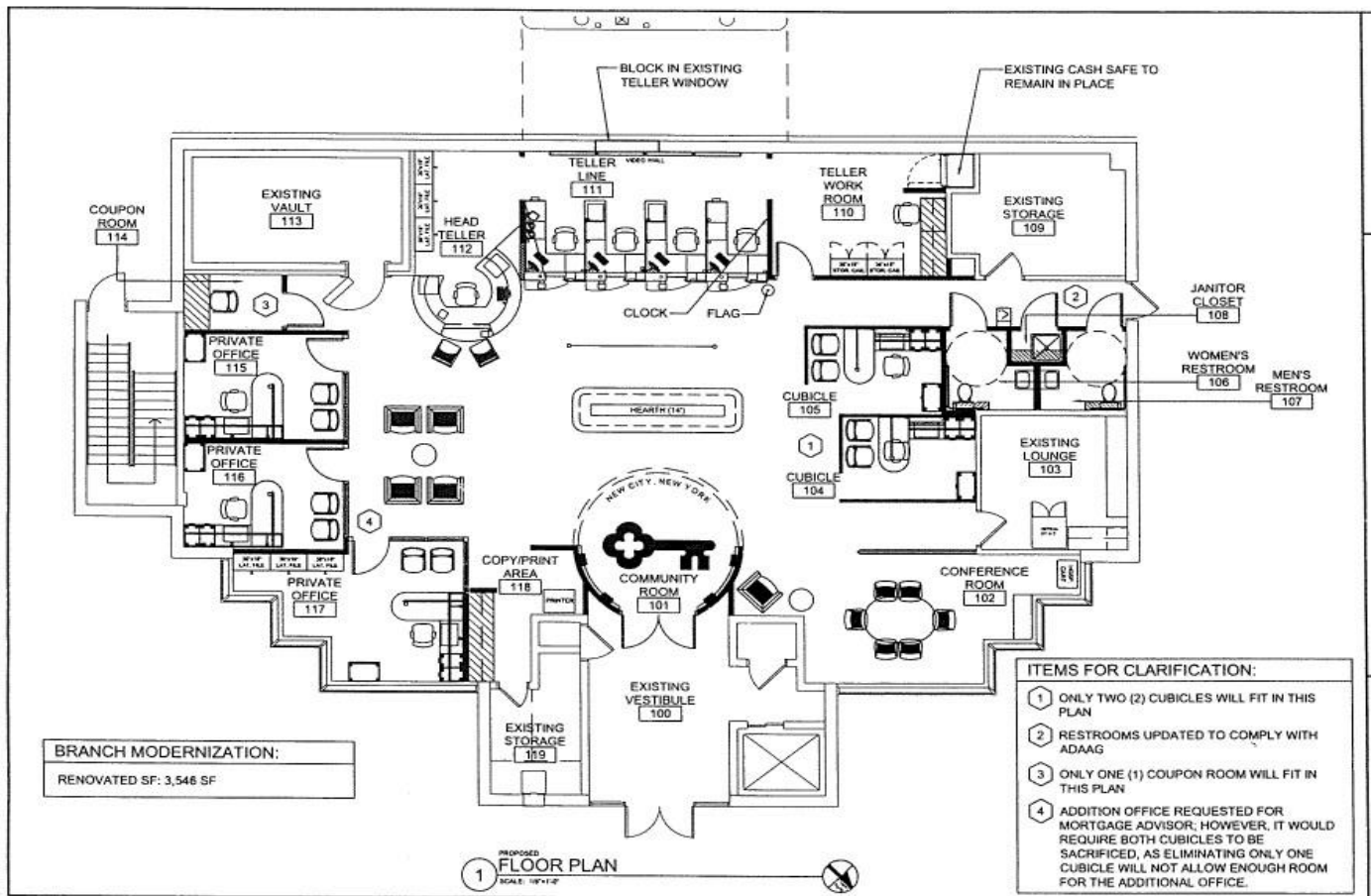
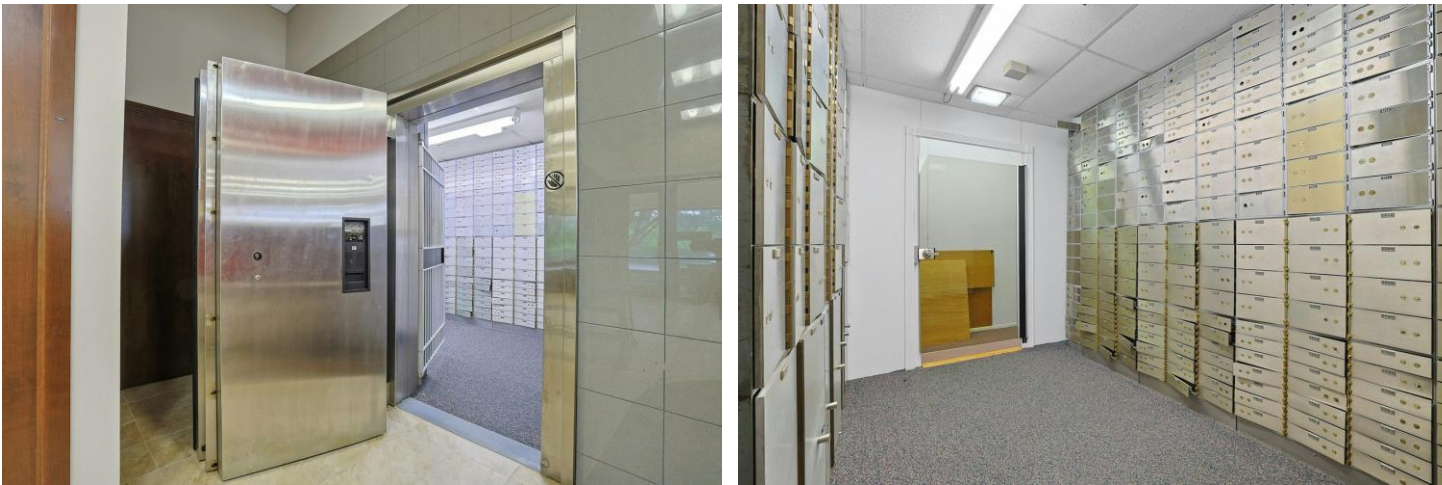
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.



# Photos







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3 Cavalry Drive | New City, NY — Office Building For Lease

## POPULATION

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,983	66,471	218,018
Median Age	43	39	36

## HOUSEHOLDS & INCOME

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,965	19,632	62,812
# of Persons per HH	3.0	3.4	3.5
Average HH Income	\$175,145	\$167,945	\$131,990
Average House Value	\$643,706	\$652,257	\$656,520

\* Demographic data derived from 2020 ACS - US Census

## DEMOGRAPHIC HIGHLIGHTS

- Affluent trade area with average household income exceeding \$175,000 within 1 mile
- Dense residential population of 218,018 within a 5-mile radius
- High-value housing market with average home values above \$640,000
- Strong daytime population driven by Rockland County government offices and courts
- Strategic location in the commercial heart of New City, Rockland County seat

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