

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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Kenneth Schuckman
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Extraordinary Retail Leasing Opportunity

In-Line Available: 1,186 SF, 1,624 SF, 2,450 SF
Pad Spaces: 4,000 SF (Divisible)
5,200 SF With Drive-Thru
Asking Rent: Upon Request
Possession: Immediate
Property Type: Grocery-Anchored Retail Center
Parking: +/-630 Spaces

Highlights:

- Opportunity to join a high-performing, newly renovated stabilized center.
- Flexible leasing options including inline, restaurant, and drive-thru spaces.
- Dominant grocery-anchored center with limited comparable competition in New City.
- Grocery-anchored by ShopRite, driving daily traffic and repeat visits.
- ShopRite draws ~1.1M annual visits, outperforming nearby Stop & Shop.
- Excellent access to Route 304, Palisades Parkway, and I-287.
- Strong co-tenancy of food, service, fitness, and convenience uses.
- High-frequency grocery visits drive consistent, year-round traffic for tenants.

Grocery Anchored



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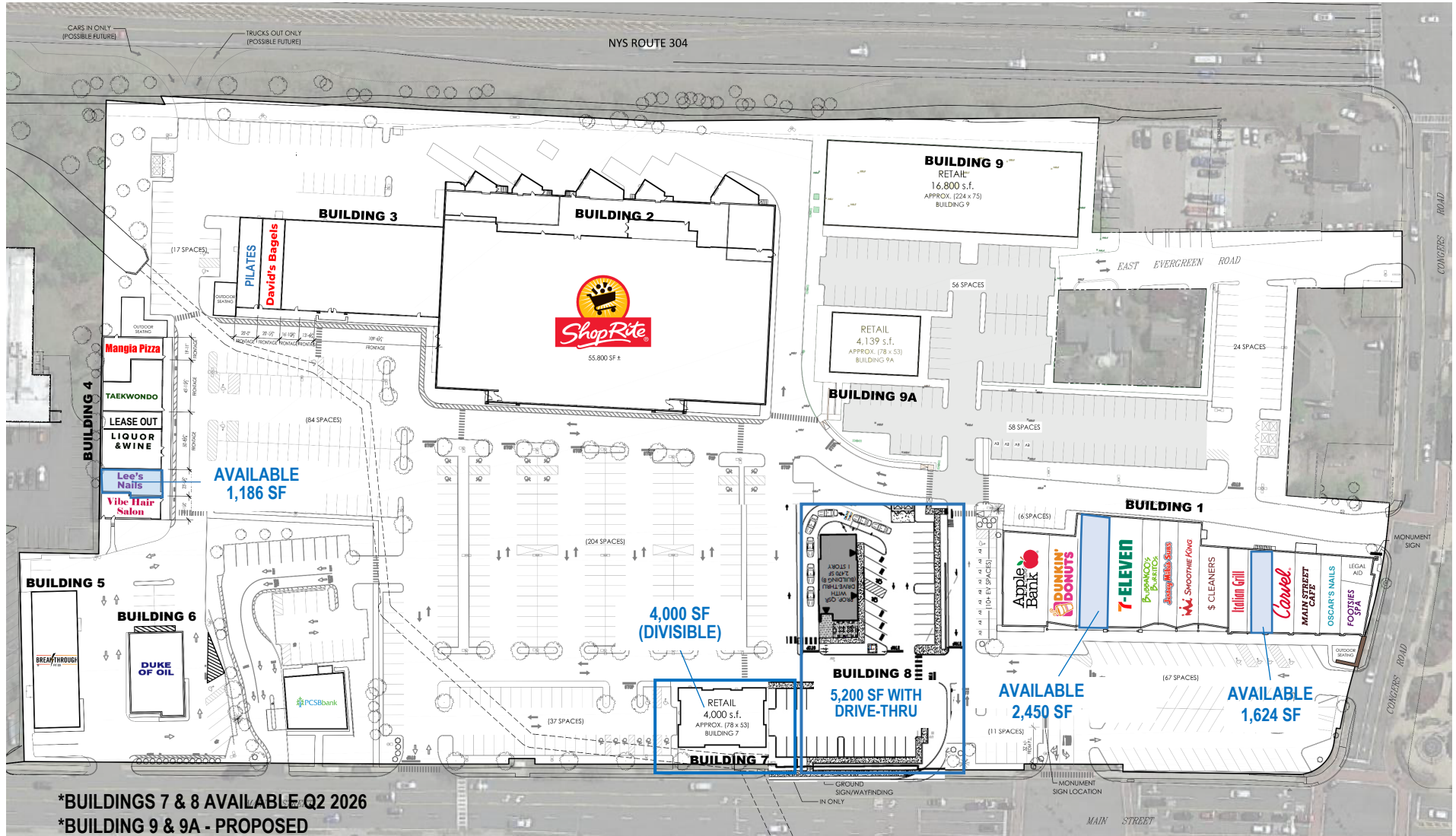
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SITE PLAN * PROPOSED



*BUILDINGS 7 & 8 AVAILABLE Q2 2026
*BUILDING 9 & 9A - PROPOSED



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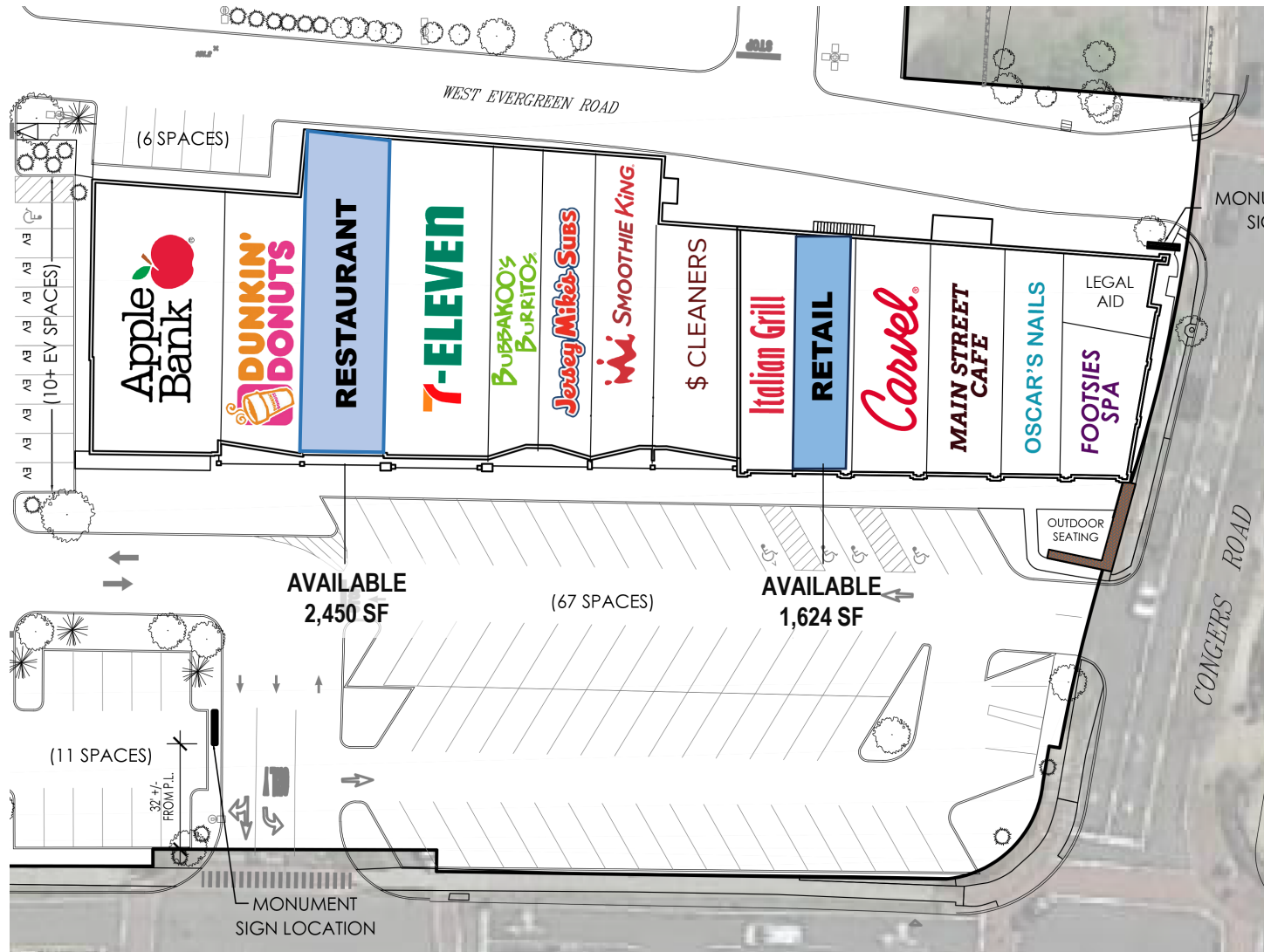
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BUILDING 1: AVAILABLE RETAIL



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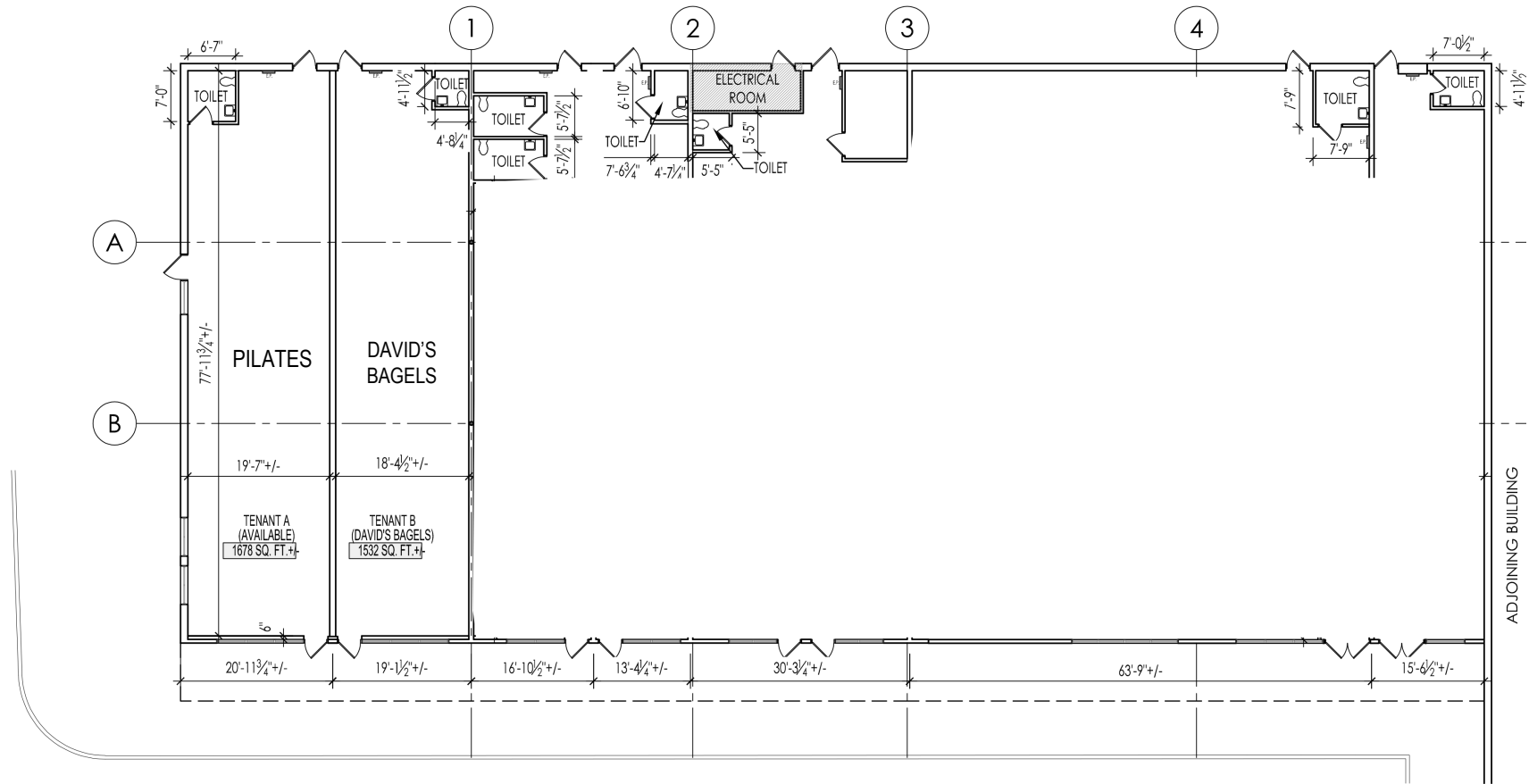
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BUILDING 3: AVAILABLE RETAIL



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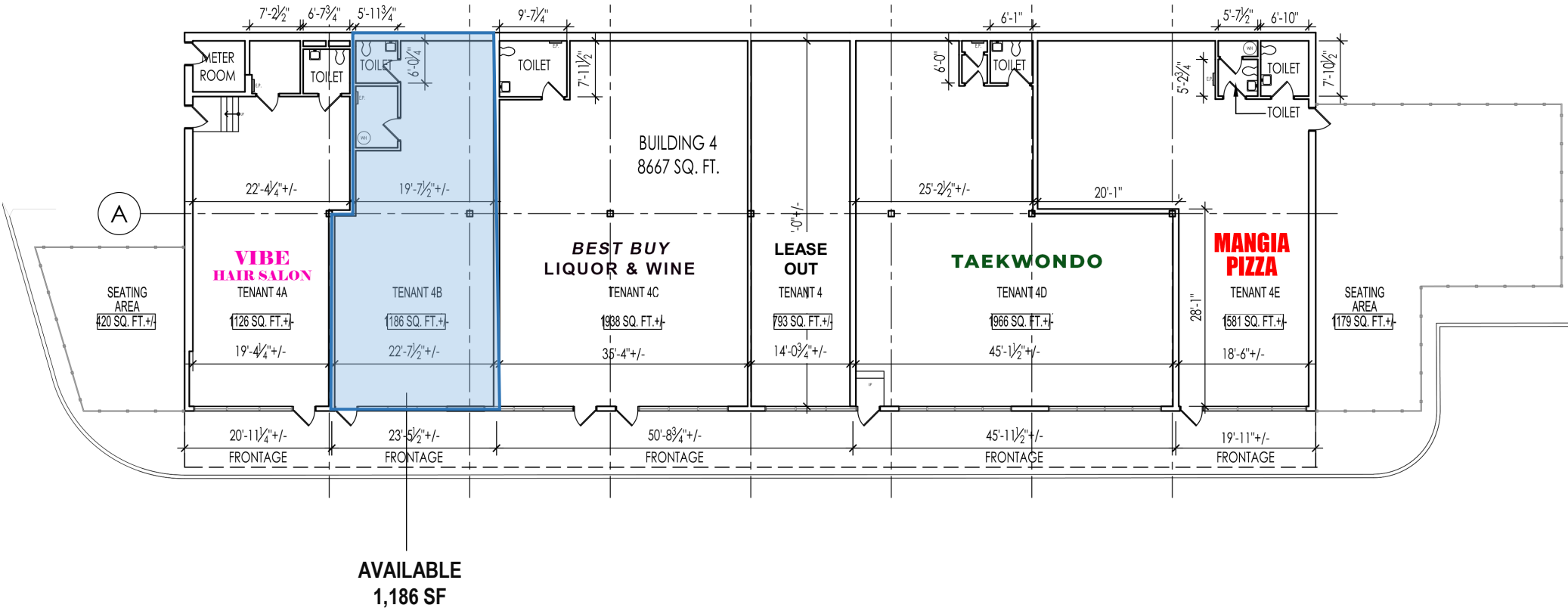
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BUILDING 4: AVAILABLE RETAIL



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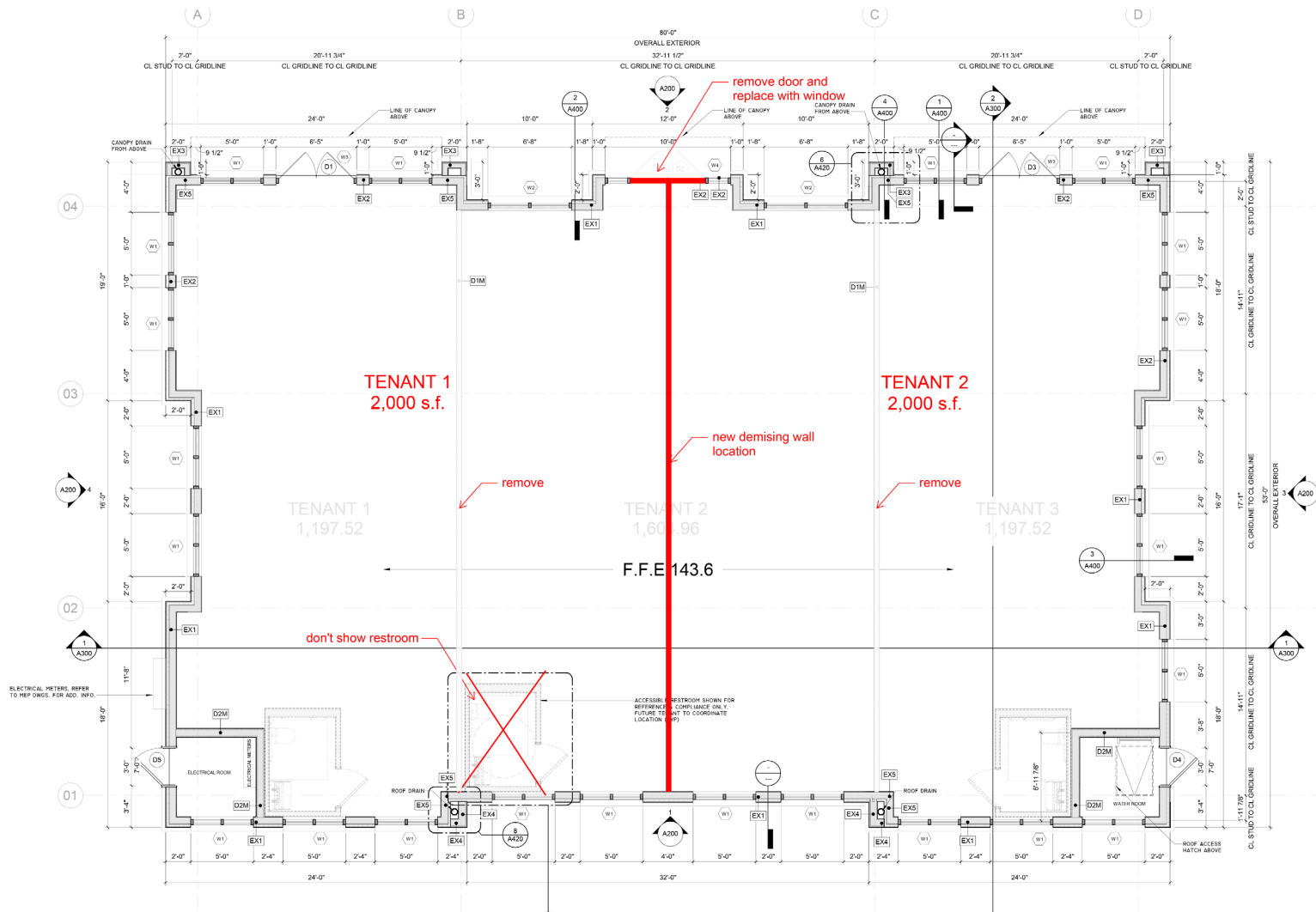
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SITE PLAN *PROPOSED RETAIL



*PROPOSED

BUILDING 7

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RENDERING BUILDING 3 & 4



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RENDERING PAD BUILDING



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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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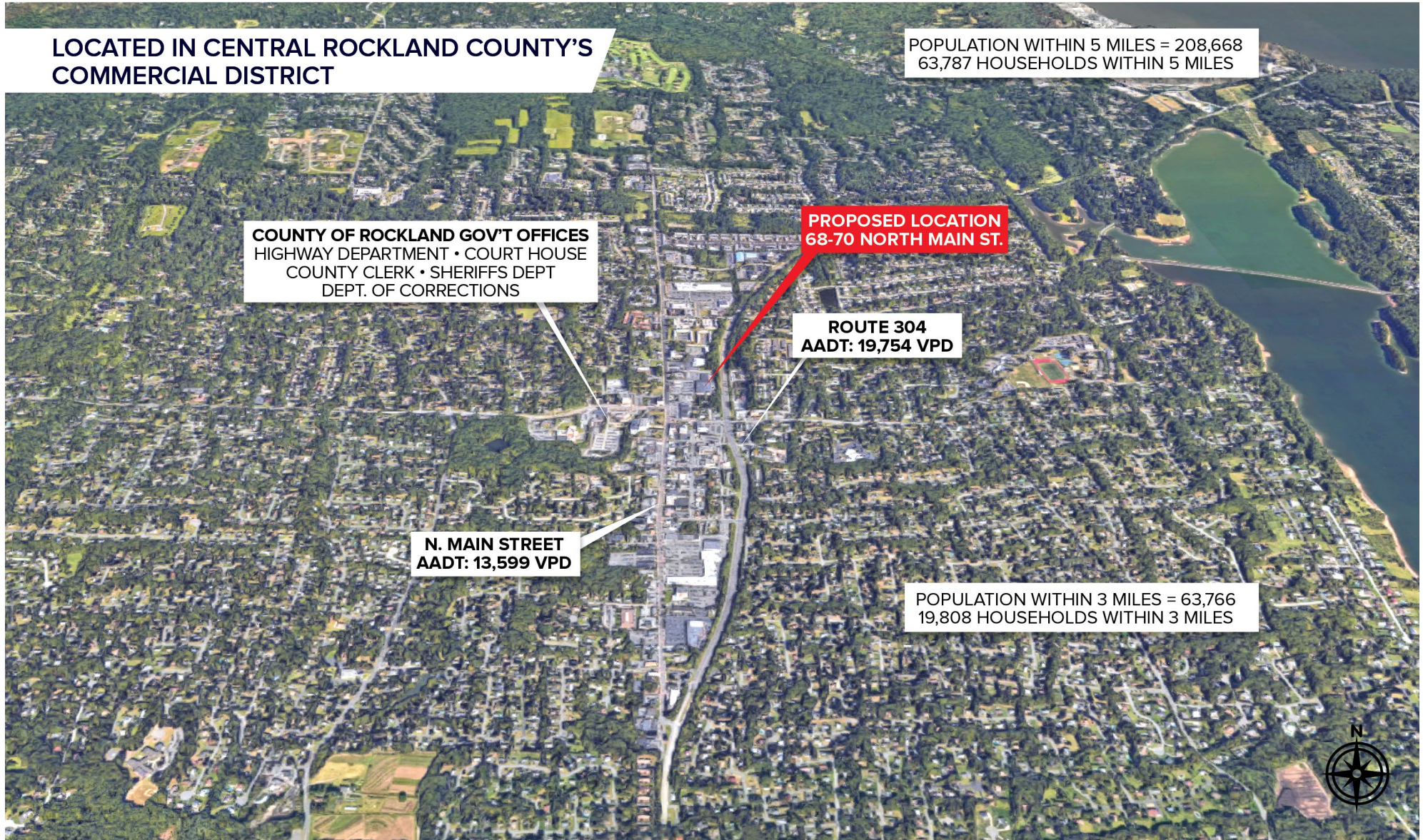
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LOCATED IN CENTRAL ROCKLAND COUNTY'S
COMMERCIAL DISTRICT

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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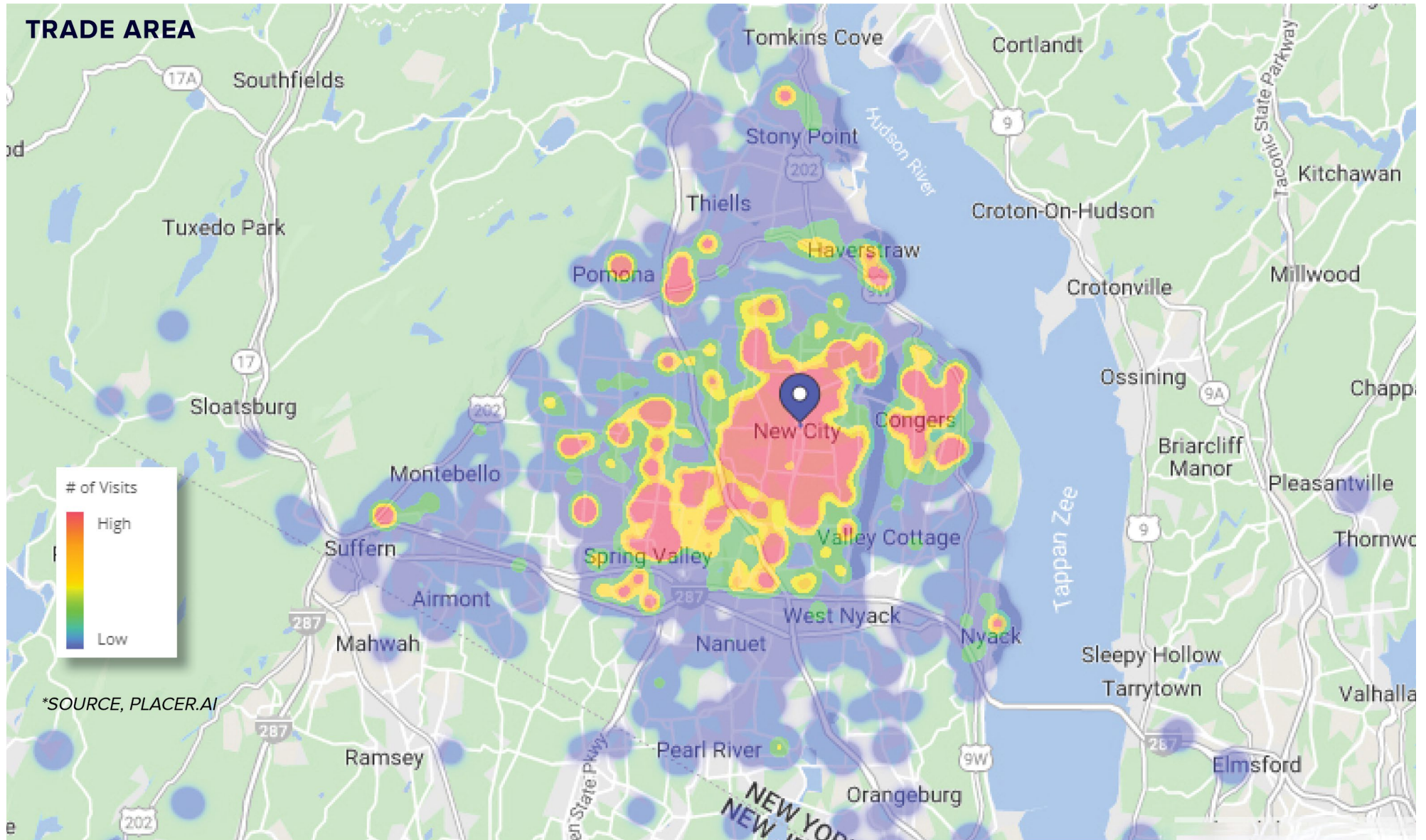
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