

For Sale / Lease

2.4 Acres
Development Site



3 W Ramapo Rd/Route 202

Garnerville/West Haverstraw, NY

For more information:

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Property Information & Demographics

3 W Ramapo Rd/Route 202, Garnerville/Haverstraw, NY

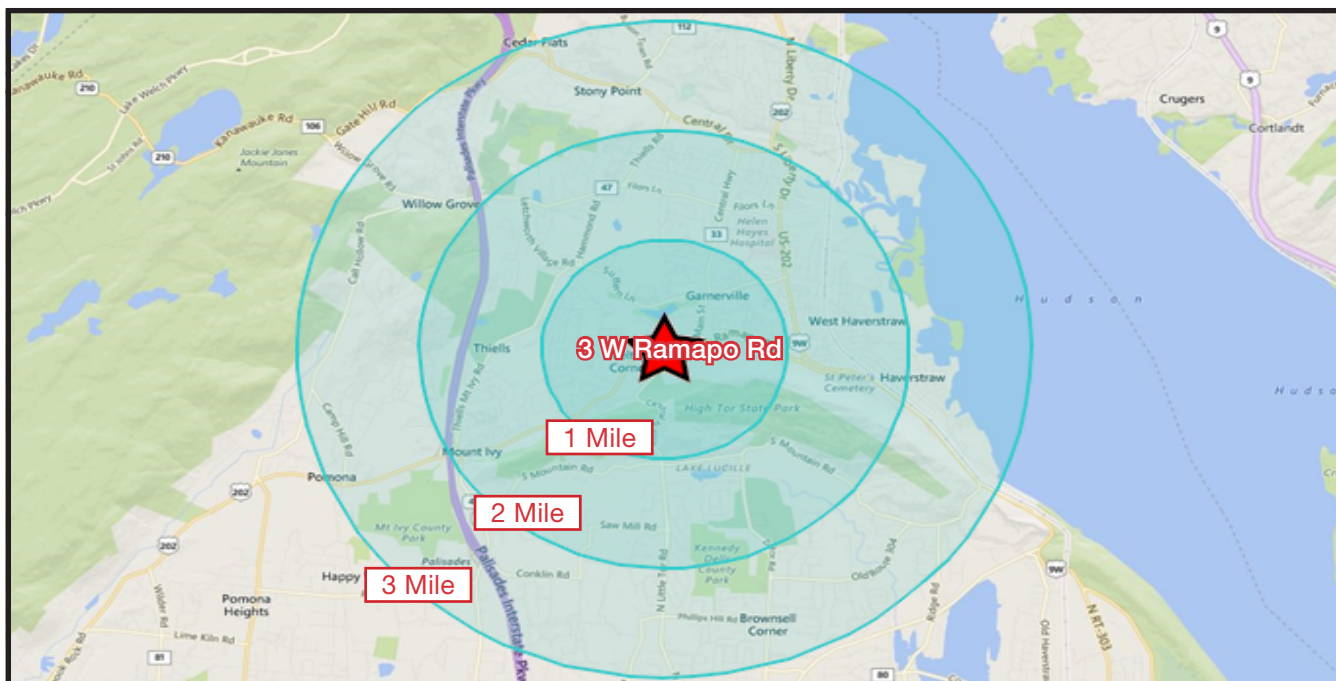
Property Information

- 2.4 acres available immediately for sale/lease
- Located at signalized intersection
- Prime Rockland County location
- On Route 202 & S. Central Highway
- 372' of frontage
- Traffic count of 26,000 vehicles per day
- Across from busy Shop Rite center with CVS, NY Sports Club, Chase Bank, etc.
- Ideal for retail, restaurants, bank, multi-family, mixed-use or assisted living.

Sale Price

\$1,750,000

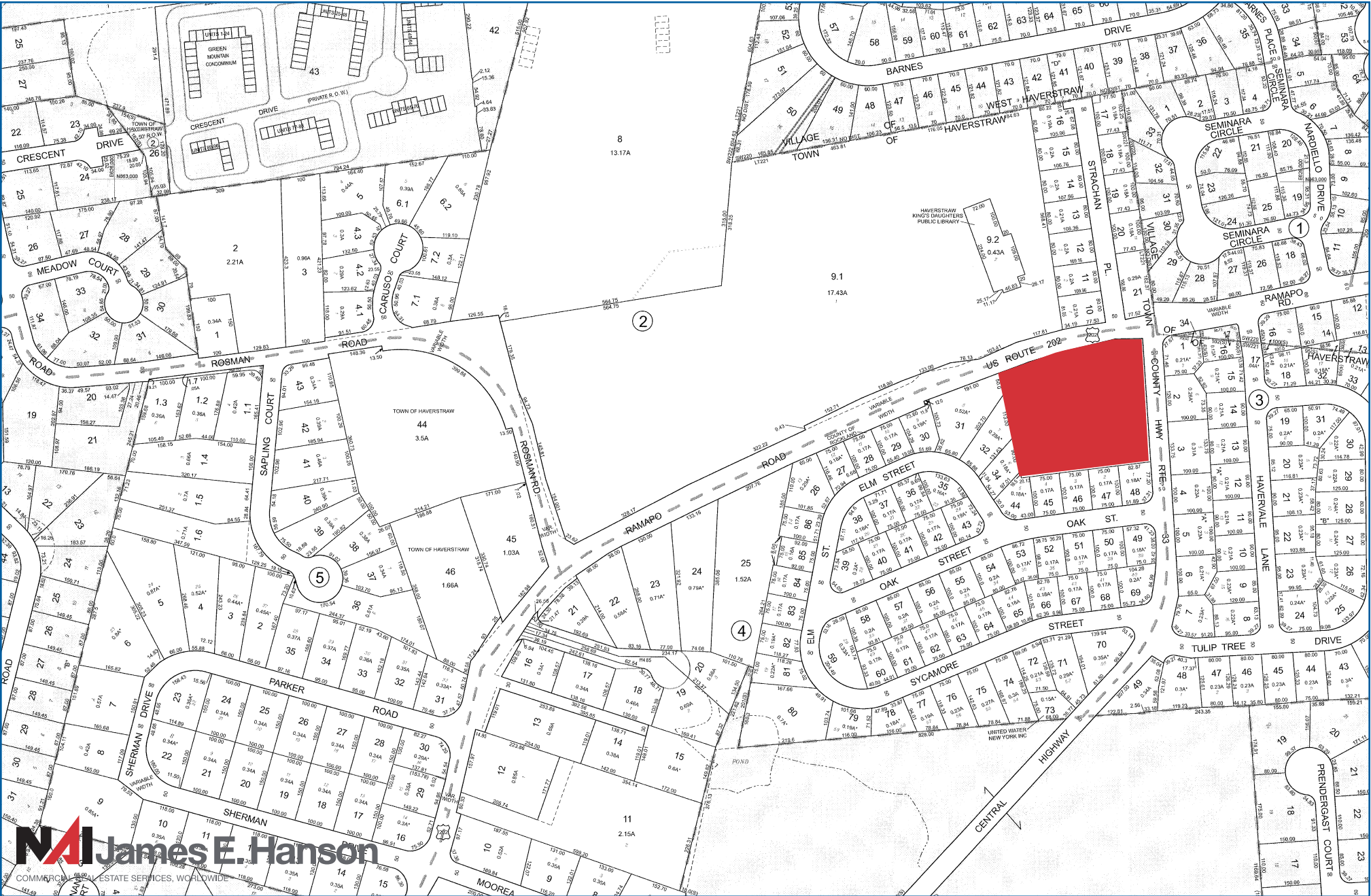
Demographics



	1 Mile	2 Mile	3 Mile
Population	11,603	38,524	59,715
Households	3,759	13,013	19,919
Avg. Income	137,457	121,056	130,285

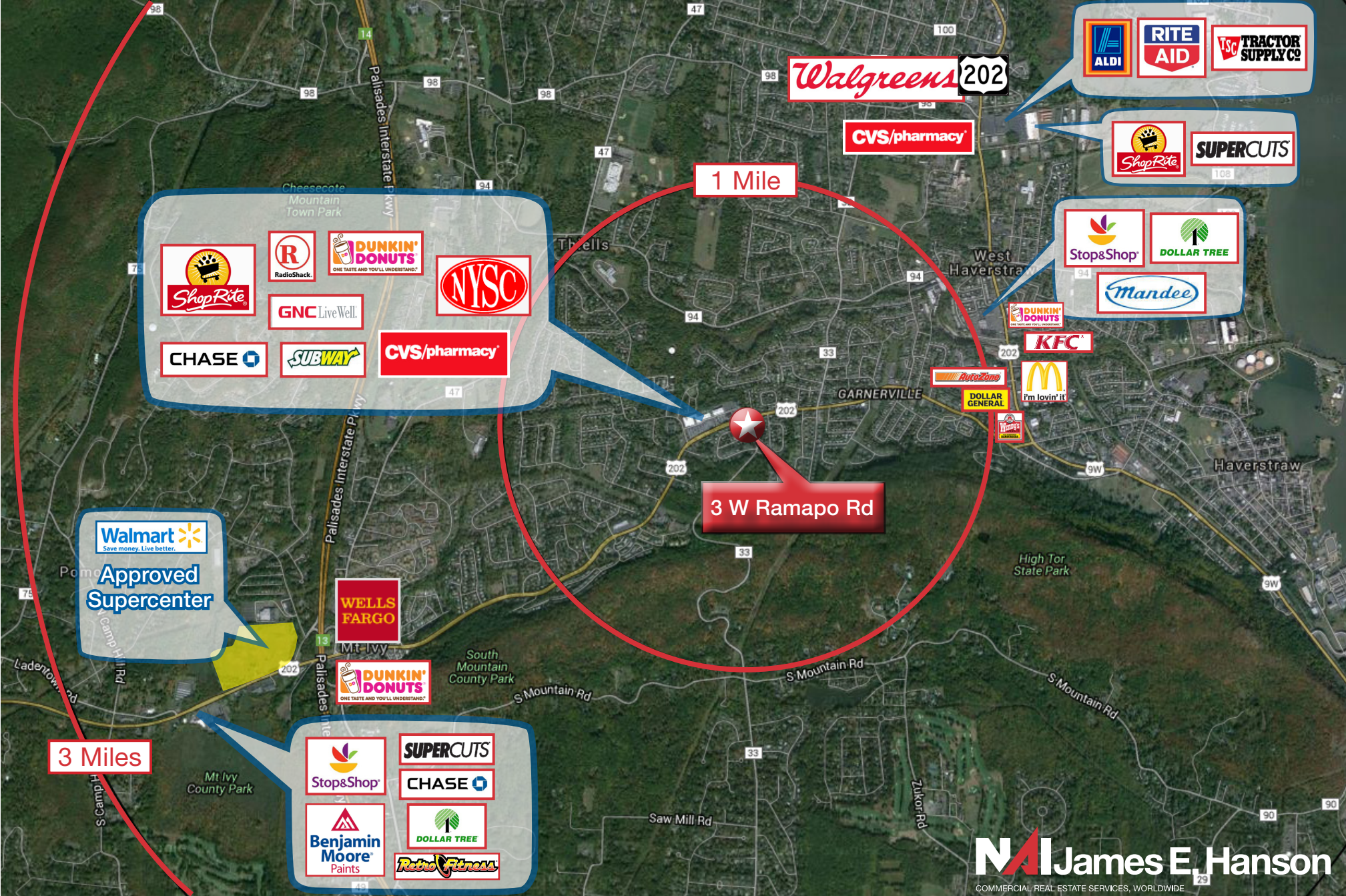
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Market Aerial (Within 1 & 3 Miles)

3 W Ramapo Rd/Route 202, Garnerville/Haverstraw, NY



Zoning Ordinance

3 W Ramapo Rd/Route 202, Garnerville/Haverstraw, NY

Route 202 Floating Overlay Zone District

1. Permitted Uses
 - a. Retail sales and services
 - b. Personal services
 - c. Professional, administrative, medical and business offices
 - d. Childcare center
 - e. Studios for dance, music, fitness, art, or photography
 - f. Pharmacy
 - g. Banks including a drive-through
 - h. Restaurant including fast casual but excluding fast food and drive-through restaurants.
 - i. Deli's, cafes and bakeries.
 - j. Governmental uses.
 - k. Parks, open space uses, and plazas.

2. Bulk Regulations for all uses permitted pursuant to this section.

a. Minimum Lot Area:	1 acre
b. Minimum Lot Width:	150 feet
c. Minimum Street Frontage:	150 feet
d. Minimum Front Yard:	25 feet
e. Minimum Side Yard:	20 feet
f. Minimum Total Side Yards:	40 feet
g. Minimum Rear Yard:	40 feet
h. Maximum Height:	2 stories-28 feet
i. Maximum Building Coverage:	20%
j. Maximum Lot Coverage:	60%
k. Floor Area Ratio (FAR)	0.35
l. Minimum Landscaped Area:	15% of total site area
m. Minimum Planted Landscaped Buffer Area:	10 feet adjacent to a nonresidential zone & 20 feet adjacent to a residential zone

R-15 Medium-Density Residence District

1. Uses Permitted by Right
 - a. 1-family detached residences

2. Uses Permitted by Special Permit of the Town Board
 - a. Community residences
 - b. Daycare centers
 - c. Average density group homes

3. Bulk Regulations for all uses permitted pursuant to this section.

	1-family detached residences	All other permitted uses
a. Minimum Lot Area:	15,000 SF	22,000 SF
b. Minimum Lot Width:	100 feet	100 feet
c. Minimum Lot Frontage:	100 feet	100 feet
d. Required Front Yard Depth:	30 feet	60 feet
e. Required Side Yard Width:	20 feet	60 feet
f. Required Total Side Yard:	40 feet	150 feet
g. Required Rear Yard Depth:	35 feet	60 feet
h. Maximum Building Height:	2½ stories/35 feet	2½ stories/35 feet
i. Maximum Density:	N/A	