

NATIONAL REALTY AND DEVELOPMENT CORP.

Purchase, New York

As part of a site plan application and environmental impact statement, the firm conducted a retail market analysis and commercial character assessment to examine the potential economic and fiscal impacts of a proposed 215,000 square foot **Wal-Mart Supercenter** in the Monsey area of the **Town of Ramapo**. The goal was to ascertain whether the new store would create blighting influences or other potential land use, zoning or community character impacts on surrounding properties in the Town of Ramapo and the Village of Spring Valley. The project has since been withdrawn by the client.



Proposed Wal-Mart Site on Route 59
Town of Ramapo, New York