



# BARDONIA SHOPPING PLAZA

# FOR SALE

110-132 Route 304, Bardonia, NY

**\$2,950,000**



This is your opportunity to acquire a well maintained, fully stabilized, Storefront Retail/Office complex, and an income producing commercial asset on the heavily traveled Route 304 in the heart of Bardonia, NY. This property was family developed and built in 1973, and family operated until being offered for sale at this time. It is a +/-12,000 SF building situated on +/-1.30 prime commercial acres with 88 valuable on-site parking and features a diverse tenancy of eight (8) long term tenants. It also offers an Excellent CAP Rate with potential for high value added.



## Demographics

### Population 2025

1 Mile	3 Miles	5 Miles
7126	90,835	251,023

### Family Households 2025

1 Mile	3 Miles	5 Miles
2,664	28,256	73,851

### Household Income 2025

1 Mile	3 Miles	5 Miles
\$128,399	\$142,758	\$141,634



Convenient location with easy access from Route 59, Route 304, NYS Thruway, Palisades Parkway, and anywhere in Rockland County. For additional information and to schedule a private showing, please call Steven Shell at (914) 419-1771. A CAP spreadsheet and additional Tenant lease information will be available to qualified buyers only.



**FOR MORE DETAILS CONTACT:**

**Steven Shell**  
Real Estate Salesperson

Office: 845 634 0400 Cell: 914 419 1771  
Email: STEVE@THESHELLS.INFO

Coldwell Banker Commercial NRT  
170 North Main Street  
New City, New York 10956