

Bardonia, NY

345 Route 304

FREESTANDING RETAIL BUILDING FOR LEASE



AVAILABLE:

2,932 SF Freestanding Building on .29 Acre Lot

NEIGHBORING RETAILERS:

CVS, Dunkin', ALDI, Stop & Shop, 24 Hour Fitness, TJ Maxx, Sierra, Marshalls, HomeGoods, Miniso, Michaels, PetSmart, AutoZone, Dollar Tree, Optimum, McDonald's, Chili's, Five Guys, GAP, Regal Cinema, Apple, Petco, Five Below, Costco, Verizon, Dollar Tree, Target, Starbucks, Home Depot, Kohls and many more

ADDITIONAL INFORMATION:

- Existing Sunnyside Medical Cannabis
- Excellent Visibility
- 169' of Frontage on Route 304 with 2 Curb Cuts
- 15 Parking Spaces
- 10' Ceiling Heights
- Easy Access To Major Thoroughfares, Including I-287, I-87, Route 59, and the Palisades Parkway

TRAFFIC COUNTS:

26,746 Cars per Day Along Route 304

ASKING RENT:

Call For Details

TAXES:

\$25,000

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,861	99,515	247,353
Avg. HH Income	\$139,609	\$138,187	\$141,057

**For More Information,
Please Contact:**

914-237-3400

Scott Milich – Ext. 116
SMilich@RoyalPropertiesInc.com



ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

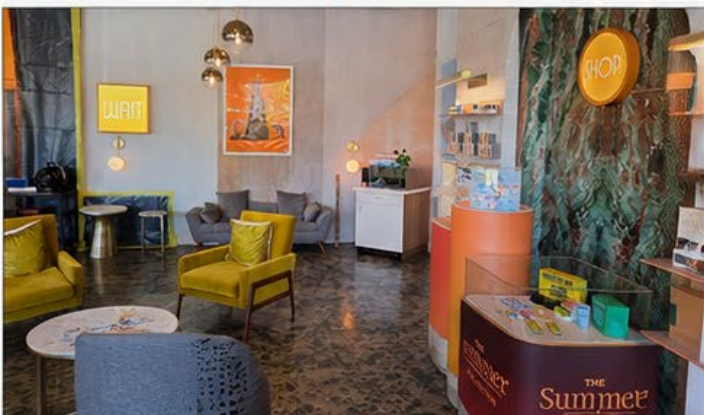
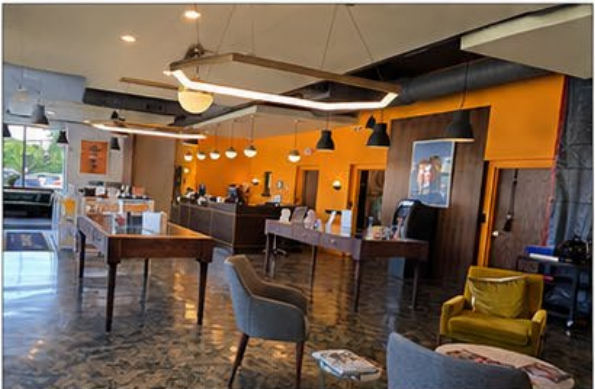
Bardonia, NY
345 Route 304

**FREESTANDING RETAIL
BUILDING FOR LEASE**



Bardonia, NY
345 Route 304

**FREESTANDING RETAIL
BUILDING FOR LEASE**



Bardonia, NY

345 Route 304

FREESTANDING RETAIL BUILDING FOR LEASE



NANUET TOWN CENTRE

STOP&SHOP verizon
24 HOUR FITNESS REGAL
Apple Store
BJ's SEPHORA
RESTAURANT BREWHOUSE Pediatric Care
GAP
and more

ROCKLAND CENTER

ALDI TJ-maxx SIERRA
Marshall's FIVE GUYS MCDONALD'S
optimum. HomeGoods PETSMART
Michaels AutoZone DOLLAR TREE
MINI STOP chili's Carvel Sterling Optical
West Nyack Pharmacy H&R BLOCK

