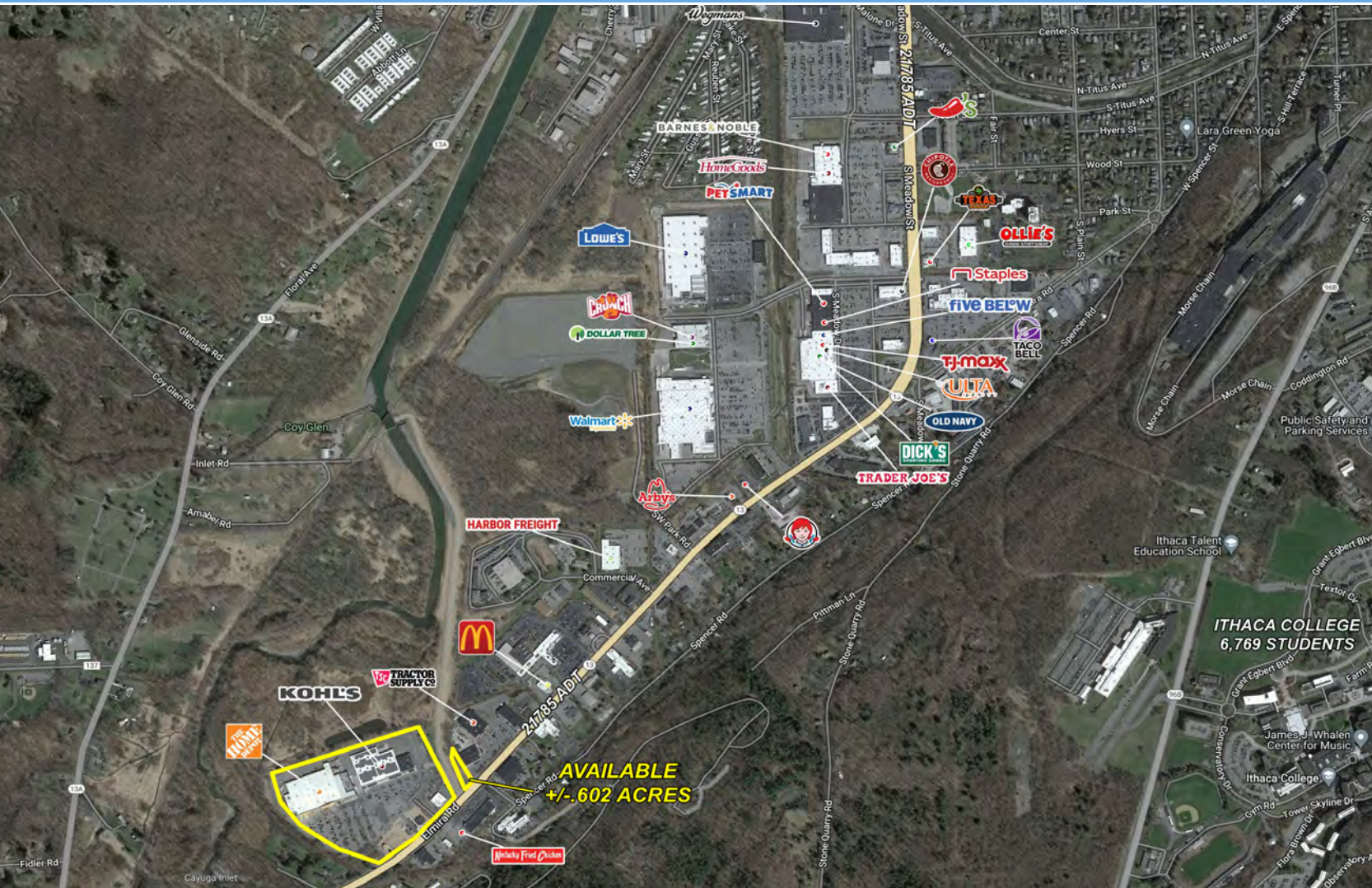


Ithaca, New York

ELMIRA ROAD SHOPPING CENTER

AVAILABLE INLINE SPACE • PARCEL



DEMOGRAPHICS

POPULATION

5 Miles: 60,978
10 Miles: 87,035
15 Miles: 115,439

HOUSEHOLDS

5 Miles: 23,428
10 Miles: 34,870
15 Miles: 46,805

AVG HH INCOME

5 Miles: \$80,001
10 Miles: \$84,184
15 Miles: \$83,271



CONTACT:

JIM LAVELLE
Office: (315) 445-8613
Mobile: (315) 263-6326
jlavelle@widewaters.com

TRACY LAUER
Office: (315) 445-8631
Mobile: (315) 382-1373
tlauer@widewaters.com

PROPERTY ADDRESS:

Elmira Road Shopping Center
408 - 410 Elmira Rd
Ithaca, NY 14850



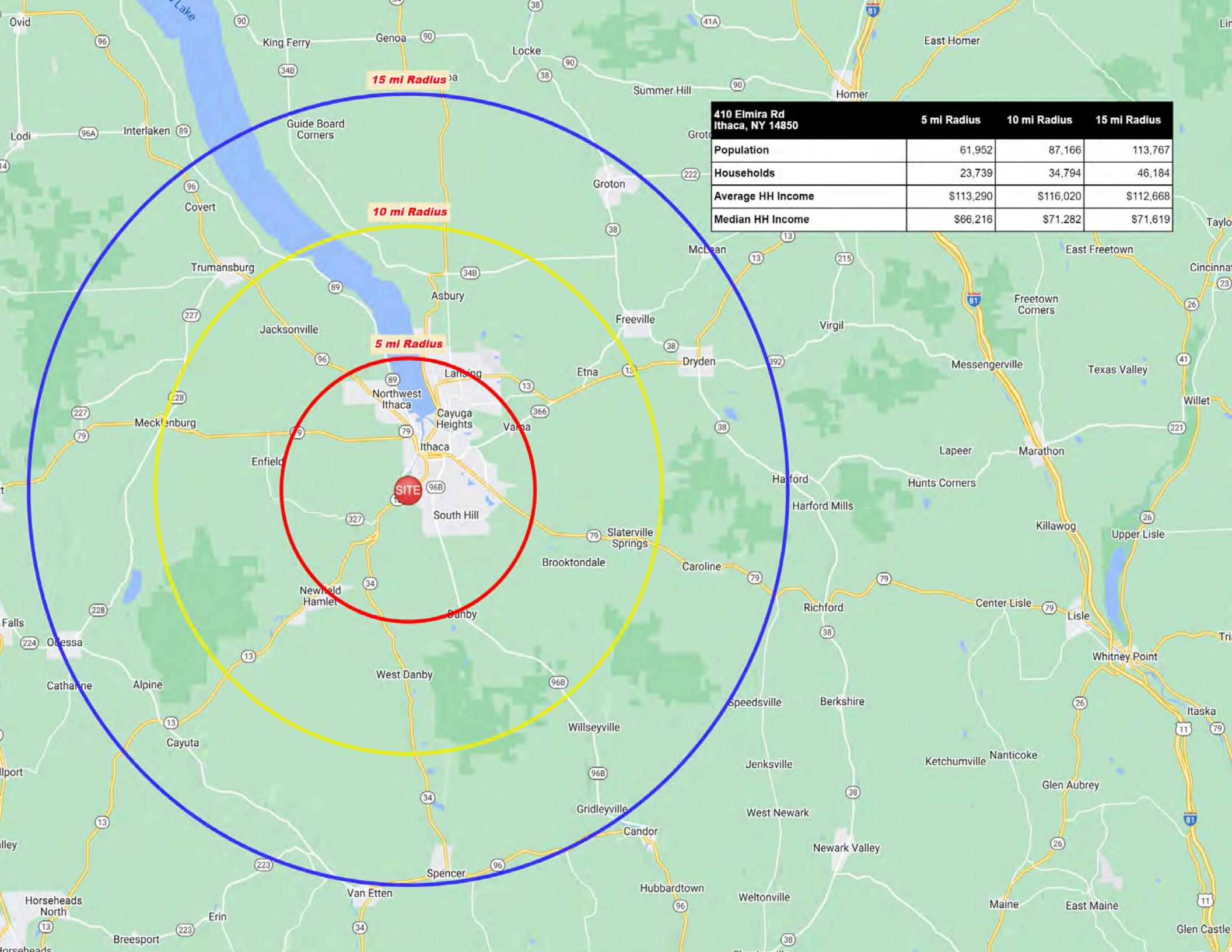
WIDEWATERS

www.widewaters.com

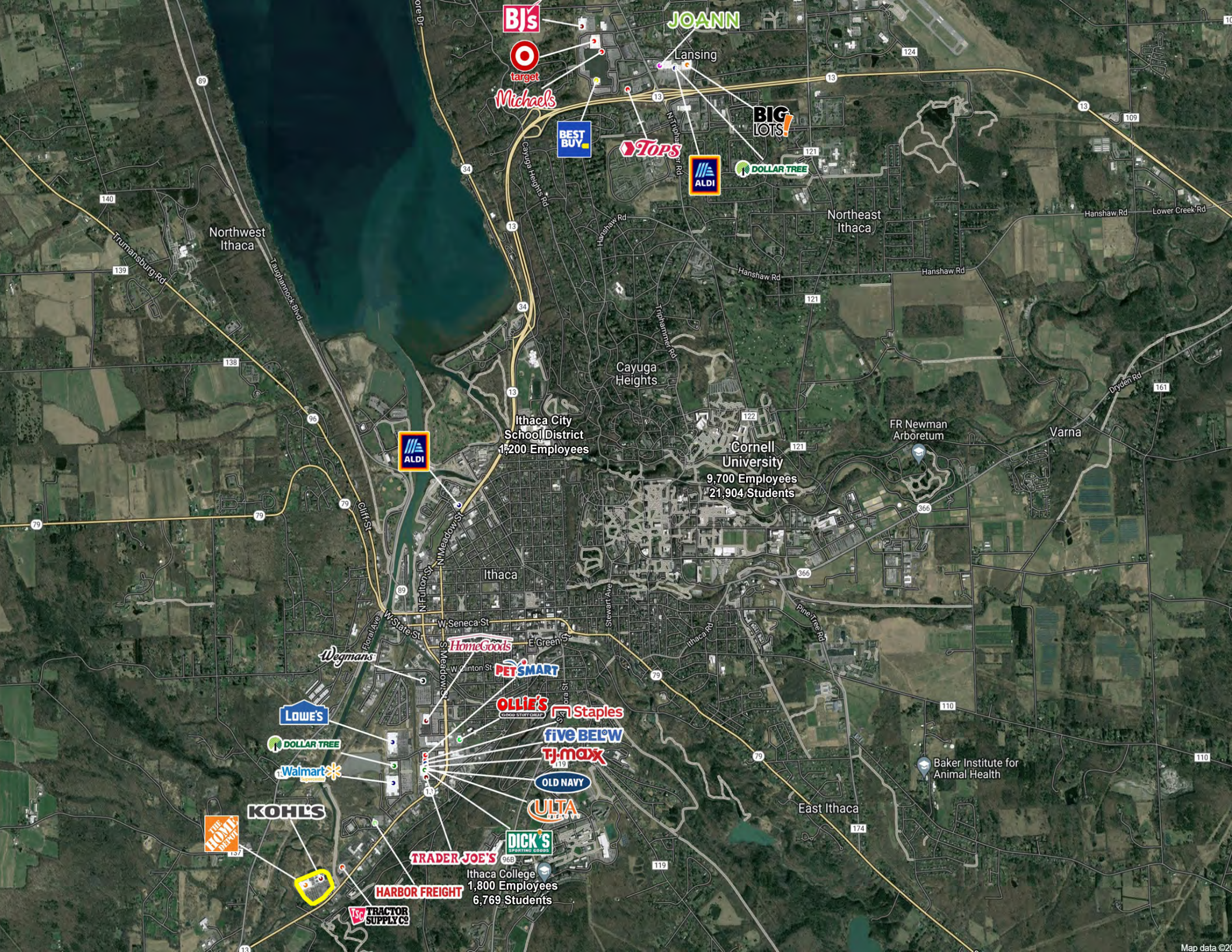


Syracuse

SITE ELMIRA ROAD SHOPPING CENTER



410 Elmira Rd Ithaca, NY 14850	5 mi Radius	10 mi Radius	15 mi Radius
Population	61,952	87,166	113,767
Households	23,739	34,794	46,184
Average HH Income	\$113,290	\$116,020	\$112,668
Median HH Income	\$66,216	\$71,282	\$71,619



BJ's

JOANN



Lansing

Michaels



BIG LOTS



Northwest Ithaca

Northeast Ithaca

Cayuga Heights

Ithaca City School District
1,200 Employees

Cornell University
9,700 Employees
21,904 Students

FR Newman Arboretum

Varna



Ithaca

Wegmans

HomeGoods

PETSMART

OLLIE'S

Staples

FIVE BELOW

TJ MAXX

OLD NAVY

ULTA

DICK'S

TRADER JOE'S

Ithaca College
1,800 Employees
6,769 Students

HARBOR FREIGHT

TRACTOR SUPPLY CO

LOWE'S



KOHL'S



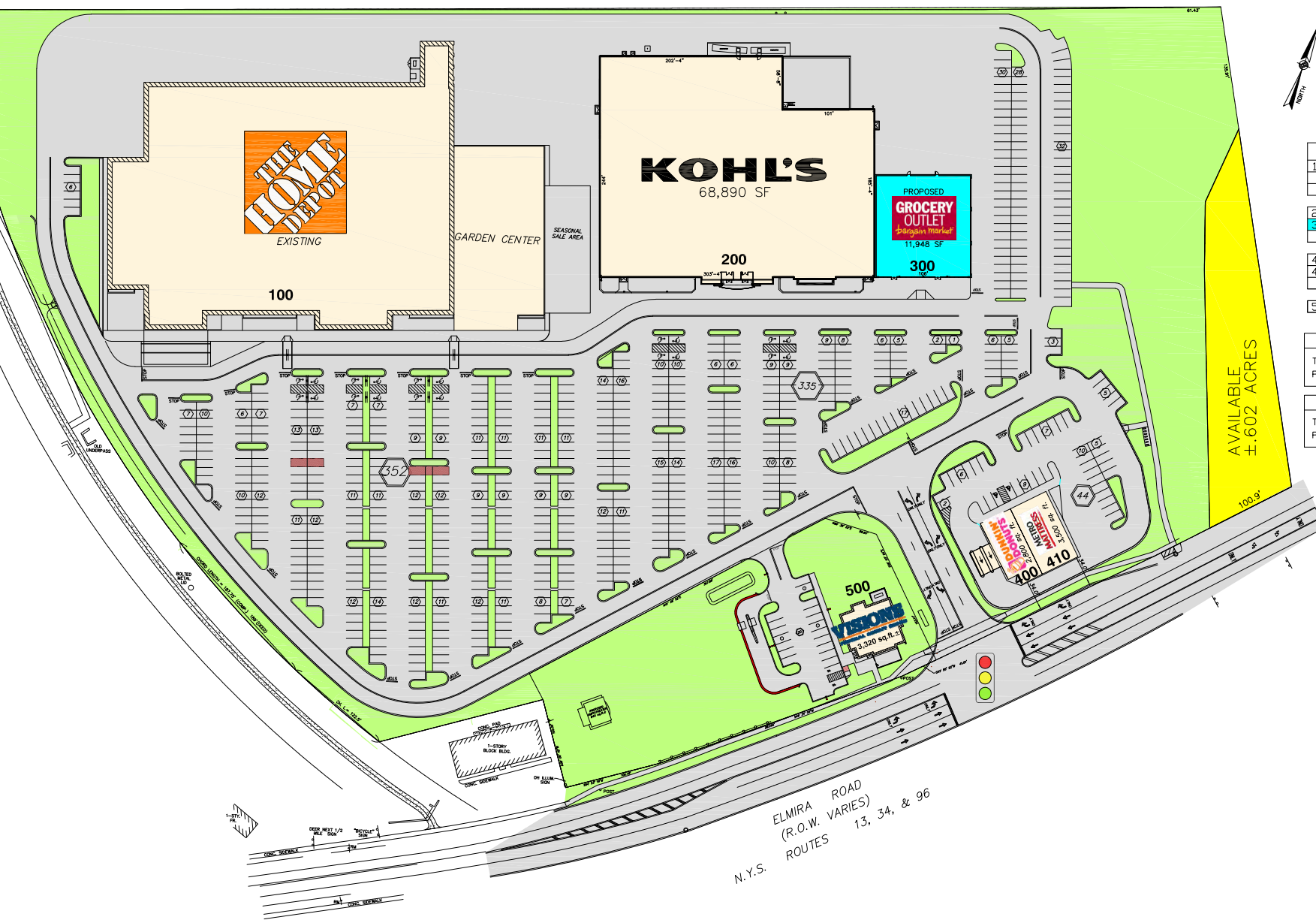
Baker Institute for Animal Health

East Ithaca



**AVAILABLE
+/- .602 ACRES**

**ITHACA COLLEGE
6,769 STUDENTS**



TENANT	SF
100 THE HOME DEPOT	97247
GARDEN CENTER	18666
TOTAL	115913

200 KOHL'S	68890
300 PROPOSED GROCERY OUTLET	11948
TOTAL	80838

400 DUNKIN' DONUTS	2800
410 METRO MATTRESS	3500
TOTAL	6300

500 VISIONS FCU	3320
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HOME DEPOT PARKING KEY	
TOTAL PARKING	352 CARS
PARKING RATIO	3.6 CARS/1000 SF

KOHL'S AND RETAIL PARKING KEY	
TOTAL PARKING	335 CARS
PARKING RATIO	4.1 CARS/1000 SF

ELMIRA ROAD
(R.O.W. VARIES)
N.Y.S. ROUTES 13, 34, & 96

