

FOR SALE

**526-528 W Seneca St & 209 N Meadow St
Ithaca, NY**

Prime Commercial Corridor Corner Available

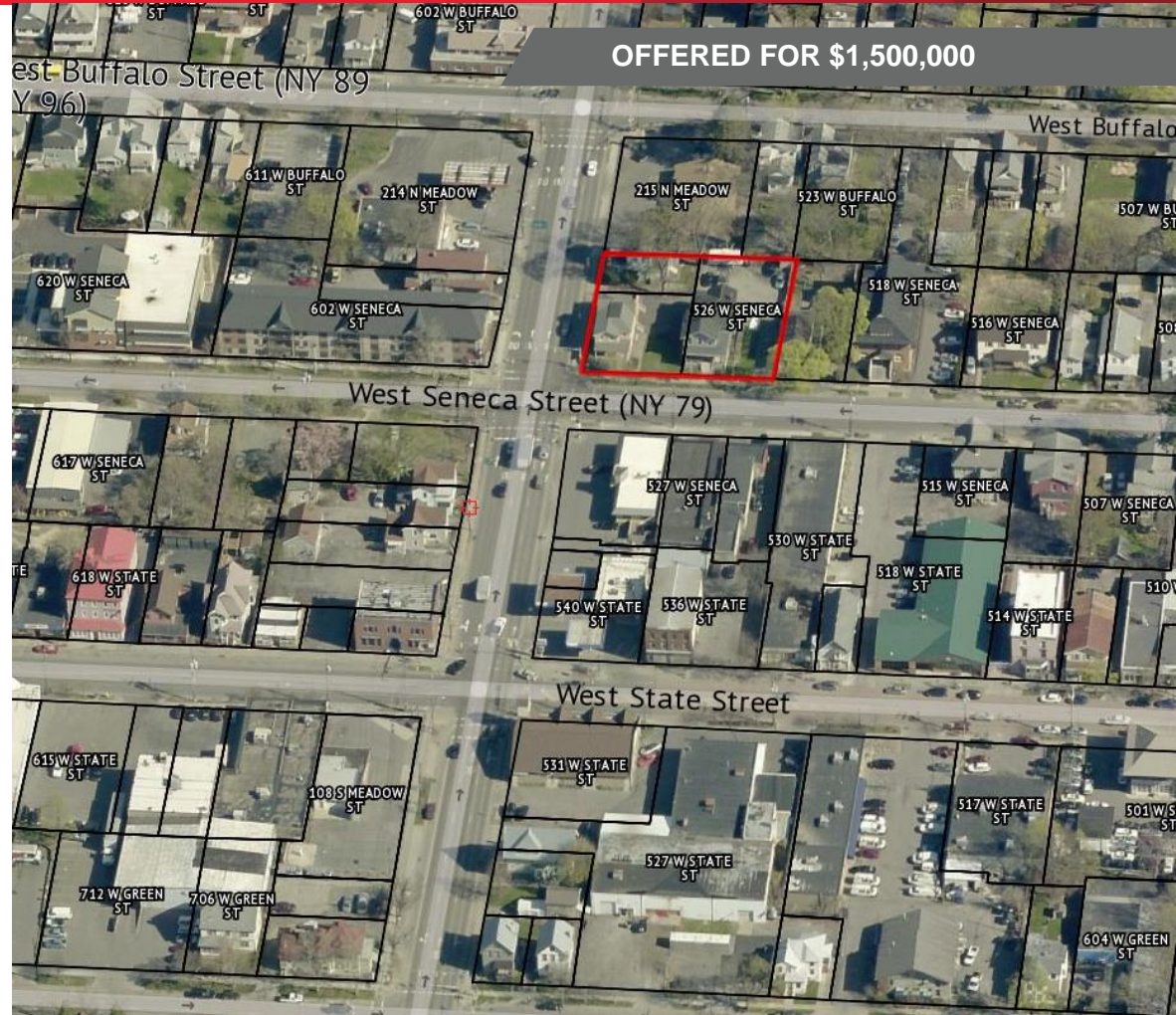
Property Highlights

Rare opportunity on prime signalized intersection in Ithaca's commercial corridor:

- Corner location with excellent exposure
- Conveniently centralized location in the heart of Ithaca's commercial corridor along the heavily trafficked intersection on NYS Route 13 (Meadow St) and NYS Route 96 (Seneca St).
- Road frontage and heavy traffic (39,000 AADT)
- Re-development site for multiple commercial uses
- Tax IDs: 59.-6-20, 59.-6-21, 59.-6-22

Location Highlights

- Ithaca is a growing, and active college town community that is home to two higher education institutions: Ivy League Cornell University and Ithaca College.
- Together with the strong existing city population trade area, the seasonal student population continues to grow each year in this highly vibrant & diverse community.
- As of this year ~30,000 total students are enrolled at both Cornell University and Ithaca College.
- Many local business's, regional and national retailers are in very close proximity to the subject property along NYS Route 13 such as Ithaca Bakery, Taste of Thai, DiBellas Subs, Dunkin Donuts, Five Guys, Chipotle, Panera Bread, Fastrac, Byrne Dairy, Mobil convenience and gas stations .
- Additional major big box national retailers along the corridor include Walmart, Lowes, Wegmans, Staples, Hobby Lobby, PetSmart, and TJ Maxx.



OFFERED FOR \$1,500,000

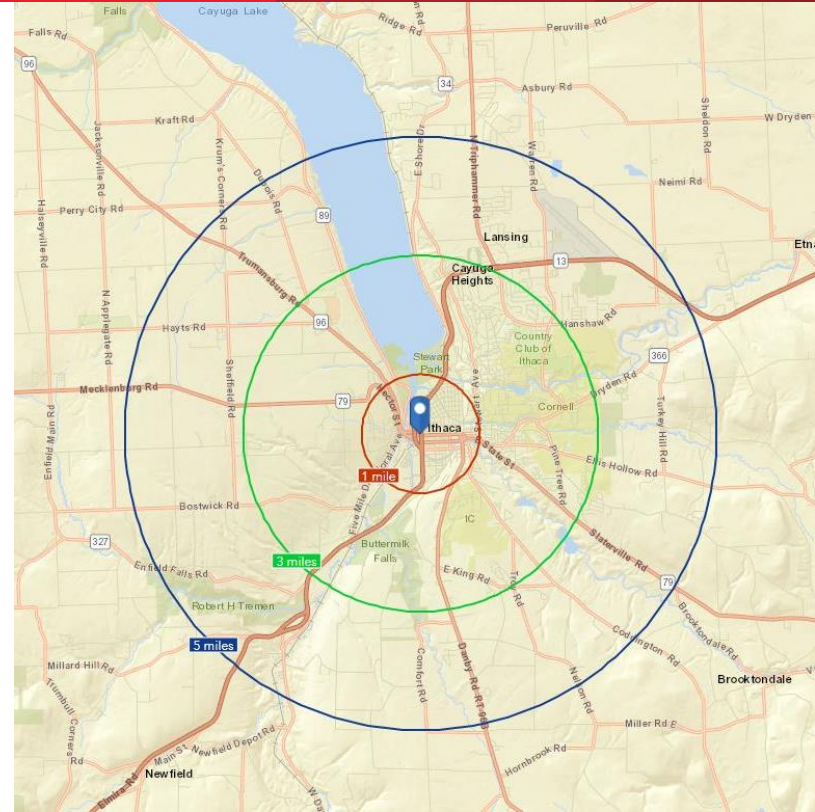
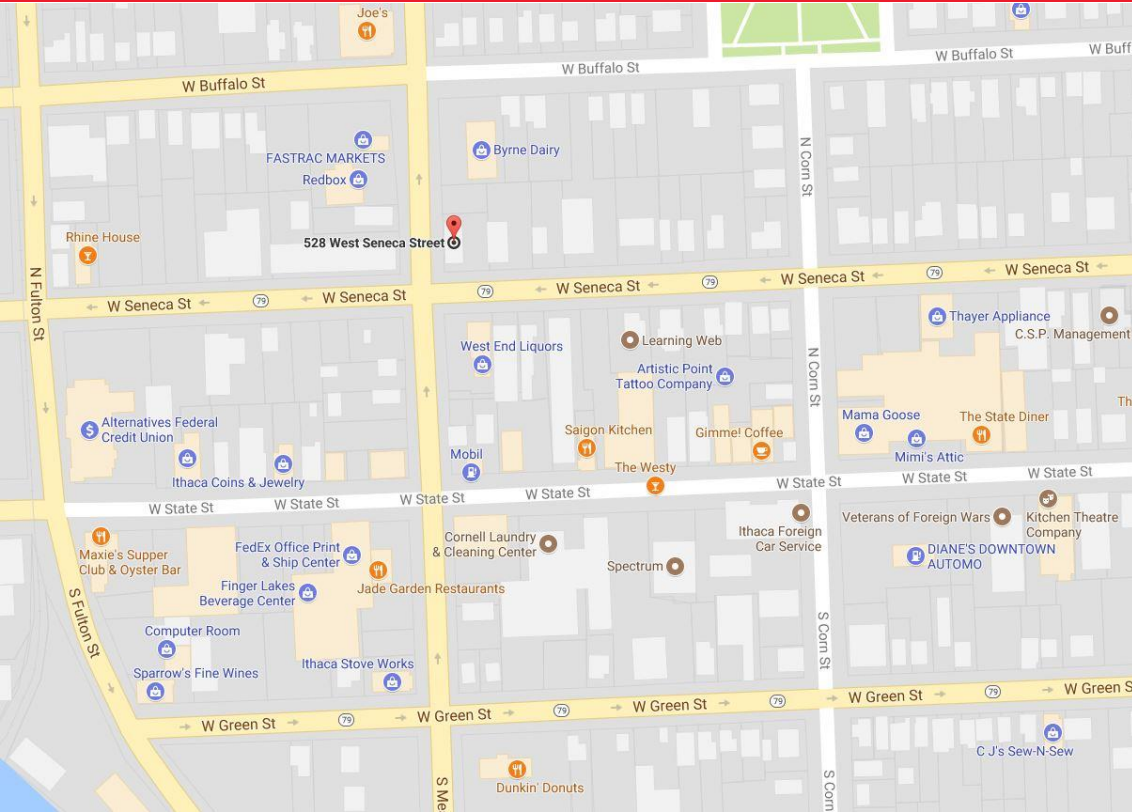
For more information, please contact:

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Traffic Counts	
N. Meadow/ W Buffalo	39,330 AADT
N. Meadow/ W Seneca	25,900 AADT
S. Meadow/ W Green St	31, 830 AADT
Source	ESRI BAO 2017

Demographic	1 Mile	3 Miles	5 Miles
Population	14,142	47,451	59,444
Households	6,705	16,451	21,796
Average Income	\$61,460	\$69,342	\$74,516
Median Age	29.7	24.0	24.9
Source	ESRI BAO 2017		

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**NYS Route 13/
S. Meadow
Retail Corridor**



1. Verizon Store
2. Vitamin Shoppe, Ollie's Outlet
3. Chipotle Grill, AT&T
4. Five Guys, Taco Bell, Trust Co.
5. Panera Bread, Bank, Staples, Petsmart
6. Hyundai, Kia, Chrysler /Jeep
7. Honda, Friendly's Restaurant
8. Moe's Southwest, Wal-Mart, Bed, Bath & Beyond
9. Hampton Inn, Auto Zone
10. Burger King, Monroe Muffler
11. U-Haul, Kost Tire, Aaron's, Hotel
12. Audi, Subaru, Toyota, Volvo
13. Tractor Supply, Advance Auto Parts
14. Home Depot, Kohl's, Buffalo Wild Wings
15. Buttermilk Falls Plaza
16. Tim Horton's, Goodyear Tire