



FOR SALE

GREATER ITHACA AREA DEVELOPMENT SITE

**NEARBY TO PLANNED TRAVEL-CENTER STYLE CONVENIENCE STORE WITH
GASOLINE & DIESEL FUELING DRIVE-THROUGH**

EXCLUSIVE CONTACT

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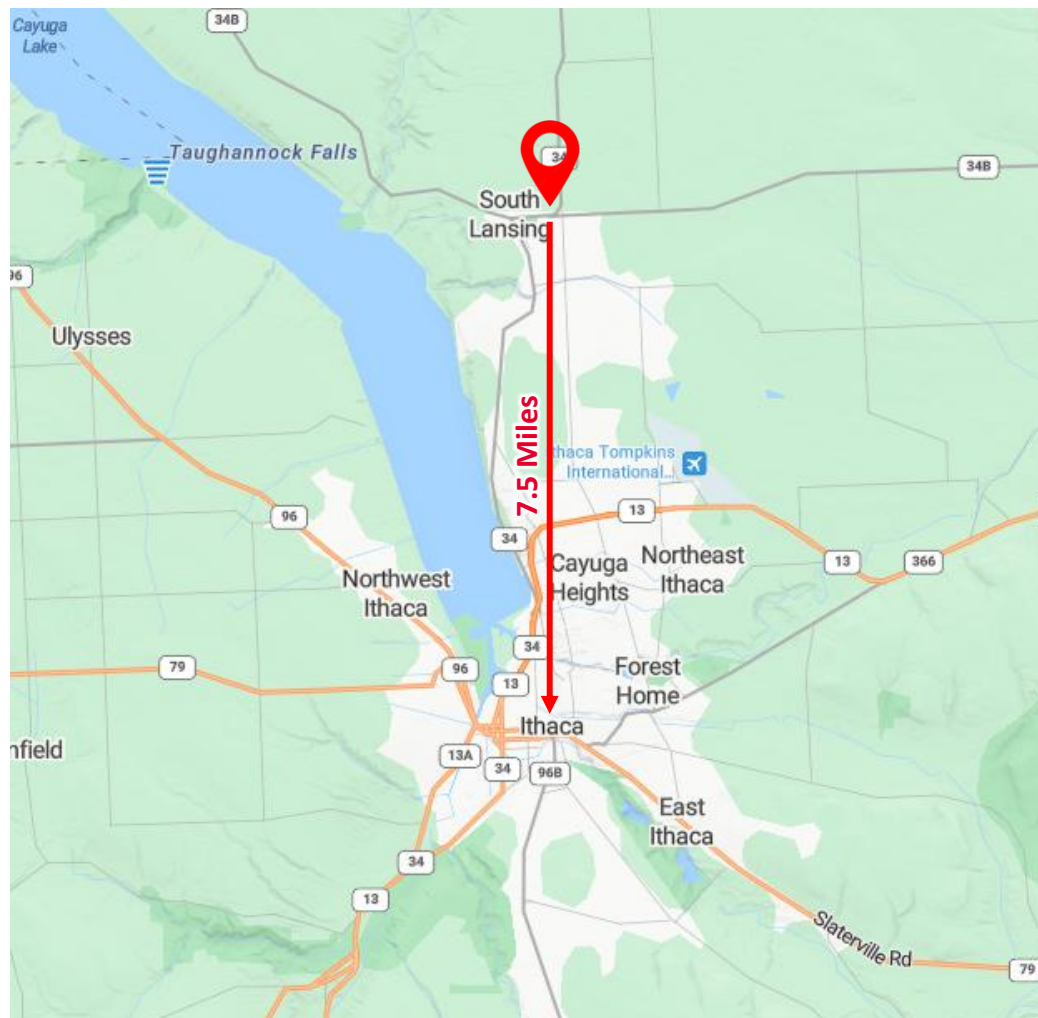
414 East Upland Road, Suite C
Ithaca, New York 14850
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Property / Location Highlights

- Frontage on high-visibility, high-traffic NYS Rte. 34B
- Nearby to soon to be built travel-center convenience store & gasoline / diesel fueling drive-through
- Mix of other local; regional and national business nearby to include Dollar General; Dunkin Donuts & ABC Supply Co.
- Unimproved 2,400 SF block storage building on-site
- Short drive to City of Ithaca and Cornell University / Ithaca College
- On Cayuga Lake Wine Trail with numerous nearby wineries
- Greater Ithaca Area is situated in heart of scenic Finger Lakes region and home to Cornell University and Ithaca College, with combined students of 30,000+/-

Property Details

- Property Address: 0 Ridge Road / NYS 34B
- Specific Location: Between 17 & 39 Ridge Rd
- Municipality: Town of Lansing / Tompkins County
- Tax ID #'s: 31.-6-9.1 & 31.-6-6.2
- Total Acreage: 5.13-acres
- Road Frontage: 229'
- Zoning Districts: Commercial Mixed Use (B1) & General Business (B2)
- Utilities: Electric & Water at Road
- Traffic Count: 8,244



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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

0 Ridge Road
Photos



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Tax Map

