

RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

0.15 Acres

Year Built:

1930

Building Size:

4,900 SF

PROPERTY OVERVIEW

Premier space in prime location in Collegetown. Open and expansive floor plan ready for buildout. Space can be subdivided, built to suit with both front and back entrances. Modified gross; extremely attractive lease terms with option available.

PROPERTY HIGHLIGHTS

- Immediately adjacent to Cornell University
- Central location for Ithaca residents, Cornell students, faculty and staff
- Build to suit
- Open floorplan
- Can be subdivided
- Attractive lease terms
- Modified gross; tenant pays utilities



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PREMIER COLLEGETOWN SPACE // 315 COLLEGE AVENUE, ITHACA, NY 14850

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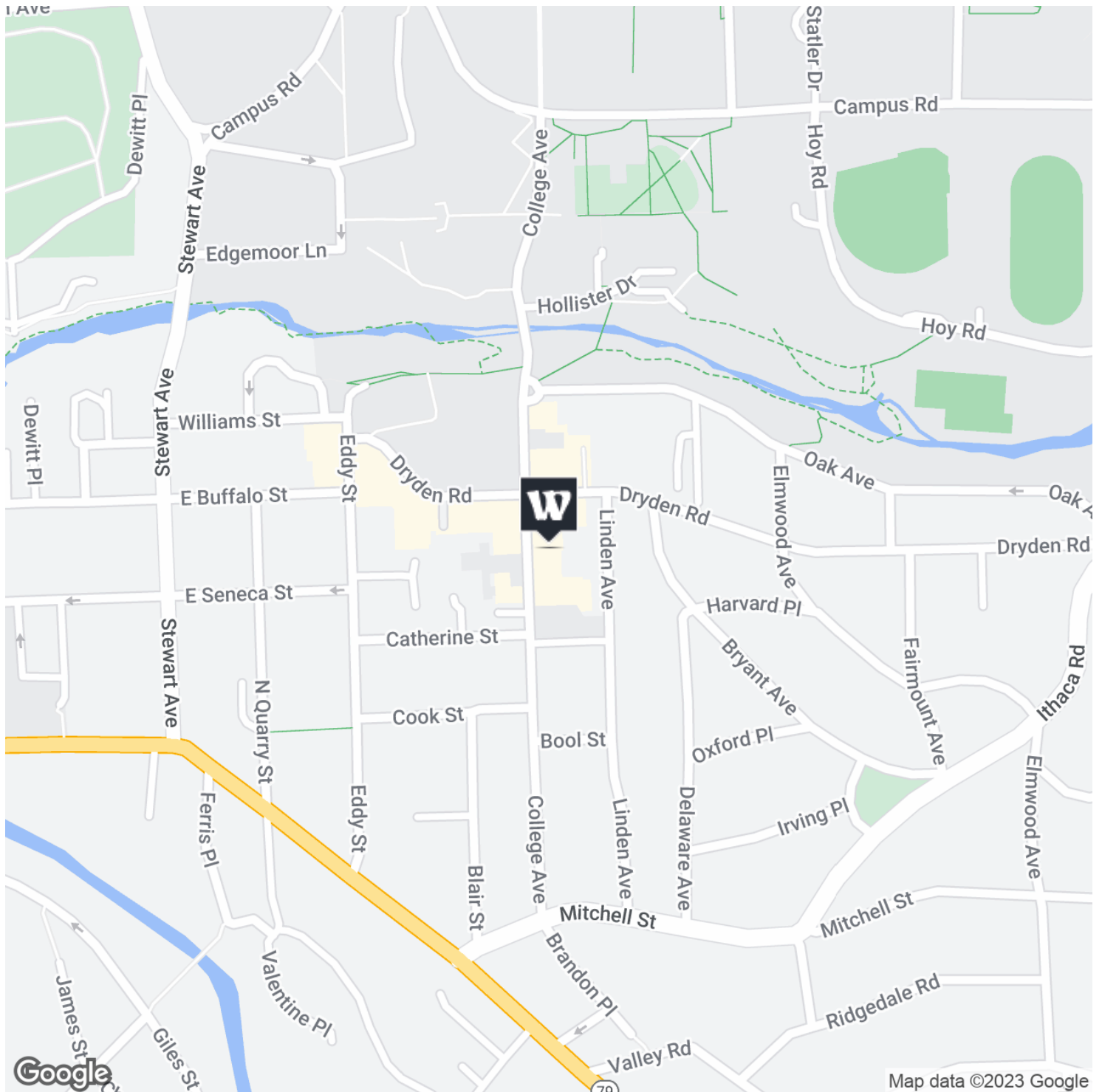


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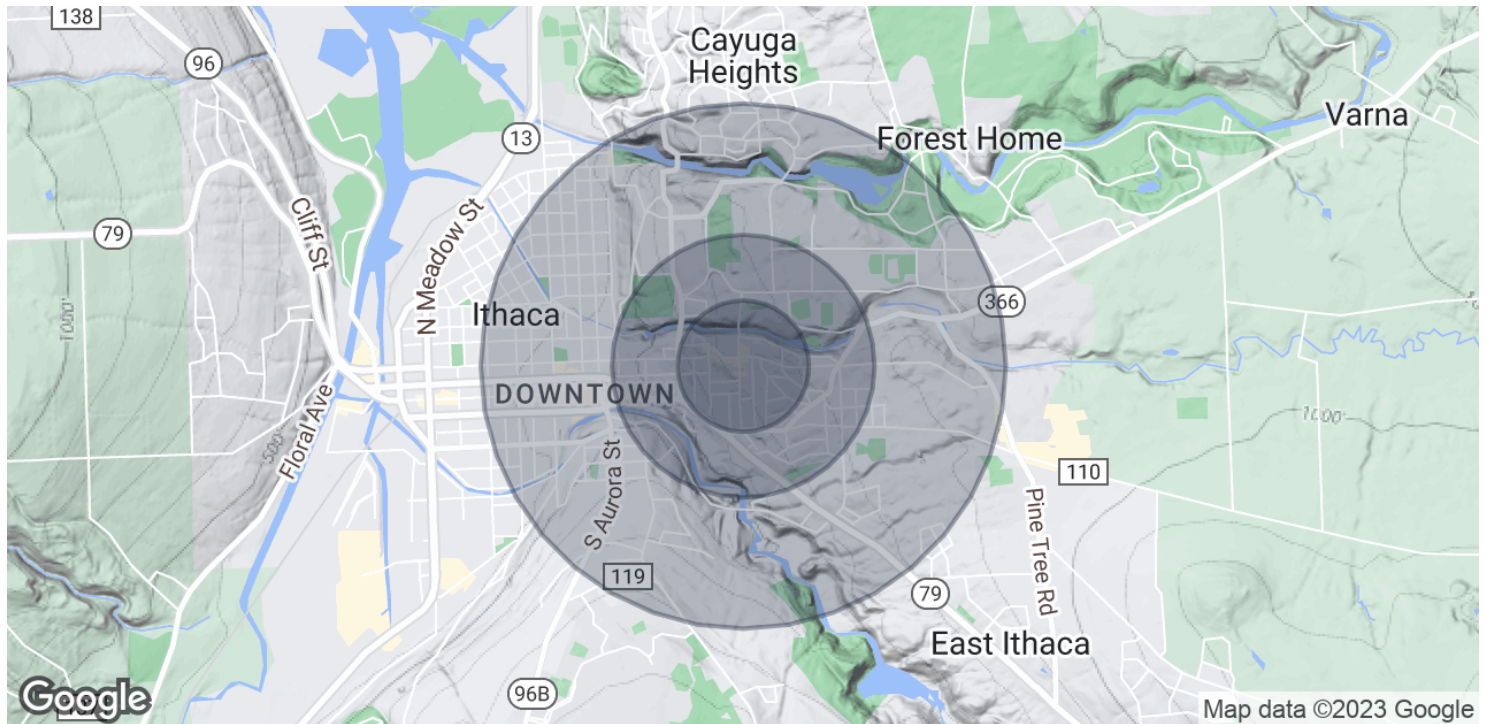


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RETAIL PROPERTY FOR LEASE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,925	7,224	13,234
Average age	21.8	22.1	23.7
Average age (Male)	21.9	22.2	23.5
Average age (Female)	21.5	22.0	24.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,459	2,676	5,092
# of persons per HH	2.7	2.7	2.6
Average HH income	\$27,156	\$30,000	\$39,139
Average house value	\$214,955	\$206,737	\$191,031

* Demographic data derived from 2020 ACS - US Census



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