

SHOPS AT ITHACA

40 Catherwood Rd
Ithaca, NY 14850



PROPERTY DESCRIPTION

Available big box spaces for lease. Spaces have 16' clear height, large parking fields, and access to at-grade overhead doors & loading bays. Spaces can be sub-divided for credited tenants.

LOCATION DESCRIPTION

Ithaca is the focal point for retail, restaurant, and employment activity in Tompkins County. The North Ithaca trade area includes the towns of Cayuga Heights, Northeast Ithaca, and Lansing. The primary focal point for retail and restaurant activity in North Ithaca is along North Triphammer Road, at the intersection of State Route 13, where the Shops at Ithaca reside. Anchors at the Shops at Ithaca include Target, Regal Cinemas, Best Buy, Planet Fitness, and Old Navy. Cayuga Health also has 108,000 SF of medical offices and facilities under redevelopment at the Shops at Ithaca.

Additional retail in the area includes Cayuga Mall (Big Lots, JoAnn Fabrics, Party City, Advance Auto Parts), BJ's Wholesale Club, and Tops Markets. Restaurants in the area include Applebee's, McDonald's, and several local restaurants.

PROPERTY HIGHLIGHTS

- Large parking field
- Signalized entrances
- Easy access
- Ithaca College (6,266 students) and Cornell University (25,593 students) are both in Ithaca

SPACES	LEASE RATE	SIZE (SF)
Space 1	Negotiable	10,974
Space 2	Negotiable	11,058
Space 3	Negotiable	29,926
Rear Outparcel	Negotiable	130,680
Front Outparcel	Negotiable	130,680



Brian Donovan
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LEASE INFORMATION

Lease Type:	Gross; Ground	Lease Term:	Negotiable
Total Space:	10,974 - 130,680 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	10,974 SF	Gross	Negotiable	16' clear height
Space 2	Available	11,058 SF	Gross	Negotiable	16' clear height
Space 3	Available	29,926 SF	Gross	Negotiable	16' clear height
Rear Outparcel	Available	3 Acres	Ground Lease	Negotiable	-
Front Outparcel	Available	3 Acres	Ground Lease	Negotiable	-



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Large shopping mall with ample parking and easy access



Multiple parcels and spaces available



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Best Buy is an anchor store



Target is an anchor store



Anchored by Michaels



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2022 Estimated Population	4,882	11,605	35,317	45,554
2027 Projected Population	4,868	11,572	35,156	45,306
2020 Census Population	4,868	11,770	35,368	45,930
2010 Census Population	4,715	11,350	33,322	41,877
2022 Median Age	41.3	36.8	30.7	30.0
Households				
2022 Estimated Households	2,293	4,830	12,802	17,888
2027 Projected Households	2,224	4,686	12,382	17,287
2020 Census Households	2,281	4,878	12,811	18,050
2010 Census Households	2,276	4,783	11,608	15,526
Race and Ethnicity				
2022 Estimated White	63.2%	59.8%	51.2%	53.8%
2022 Estimated Black or African American	5.0%	4.5%	3.8%	4.0%
2022 Estimated Asian or Pacific Islander	21.4%	25.6%	35.4%	31.9%
2022 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.3%	0.3%
2022 Estimated Other Races	9.8%	9.6%	9.3%	10.0%
2022 Estimated Hispanic	6.2%	6.1%	6.4%	7.0%
Income				
2022 Estimated Average Household Income	\$126,578	\$122,398	\$89,449	\$81,401
2022 Estimated Median Household Income	\$75,778	\$73,943	\$57,964	\$53,872
2022 Estimated Per Capita Income	\$59,642	\$51,489	\$33,715	\$33,011
Education (Age 25+)				
2022 Estimated High School Graduate	10.5%	9.7%	12.0%	12.7%
2022 Estimated Some College	9.7%	9.8%	9.5%	9.5%
2022 Estimated Associates Degree Only	4.4%	4.1%	5.4%	5.4%
2022 Estimated Bachelors Degree Only	24.3%	24.5%	28.1%	27.9%
2022 Estimated Graduate Degree	42.4%	45.2%	39.6%	39.6%
2022 Estimated College Educated	80.8%	83.6%	82.6%	82.4%
Business				
2022 Estimated Total Businesses	207	461	1,305	1,836
2022 Estimated Total Employees	2,946	5,913	17,693	22,720
2022 Estimated Employee Population per Business	14.2	12.8	13.6	12.4
2022 Estimated Residential Population per Business	23.5	25.2	27.1	24.8



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