

1011 COLLEGE AVE.

1011 COLLEGE AVE., ELMIRA, NY 14901

PROPERTY SUMMARY



LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 1011 College Ave, located in the heart of Elmira, NY. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Elmira. Reach out to our team for further information and arrange a showing.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | Contact Broker for Pricing |
| Available SF: | 1,150 - 4,950 SF |
| Building Size: | 6,100 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,944 | 19,933 | 25,794 |
| Total Population | 10,817 | 42,170 | 54,136 |
| Average HH Income | \$43,228 | \$55,469 | \$57,869 |

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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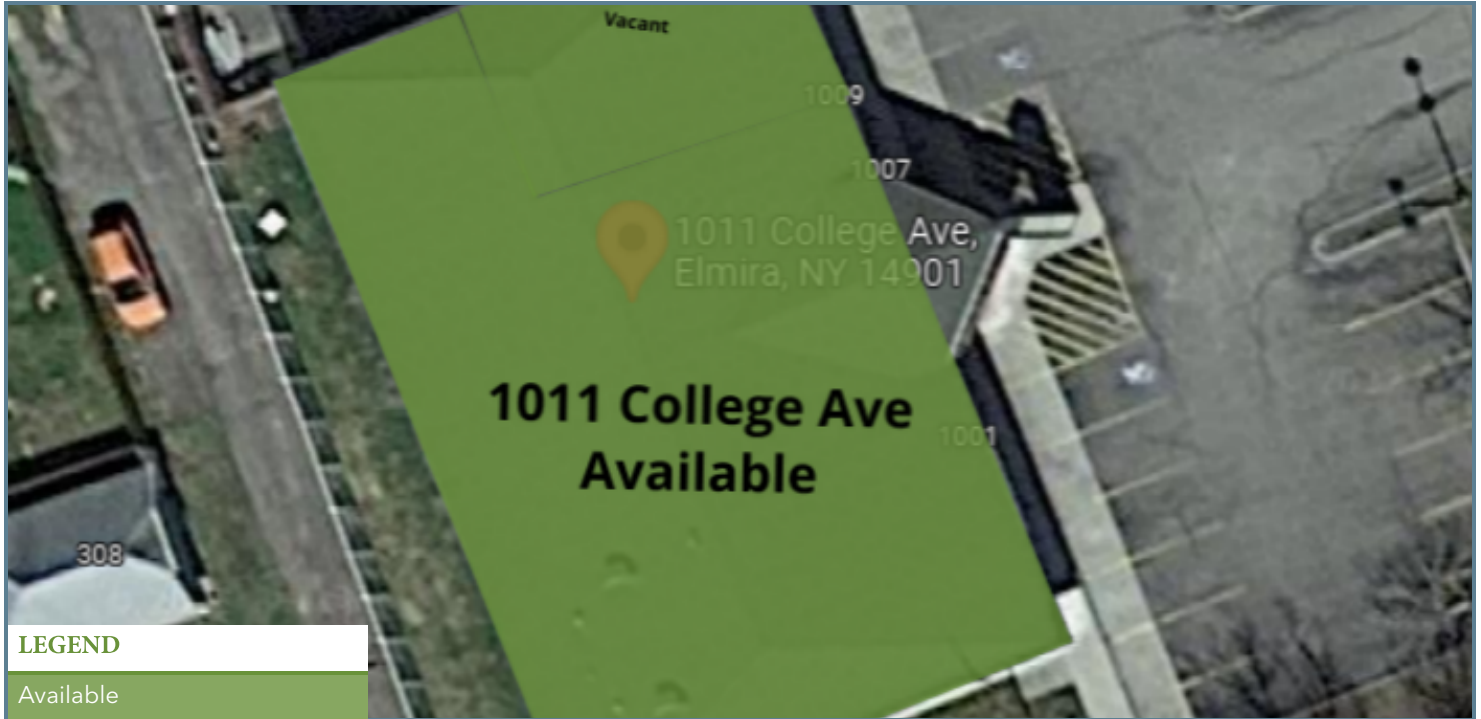
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|----------------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,150 - 4,950 SF | Lease Rate: | Contact Broker for Pricing |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------------------|-----------|----------|------|----------------------------|-------------|
| 1011 College Ave | Available | 4,950 SF | NNN | Contact Broker for Pricing | - |
| 1011 College Ave. | Available | 1,150 SF | NNN | Contact Broker for Pricing | - |

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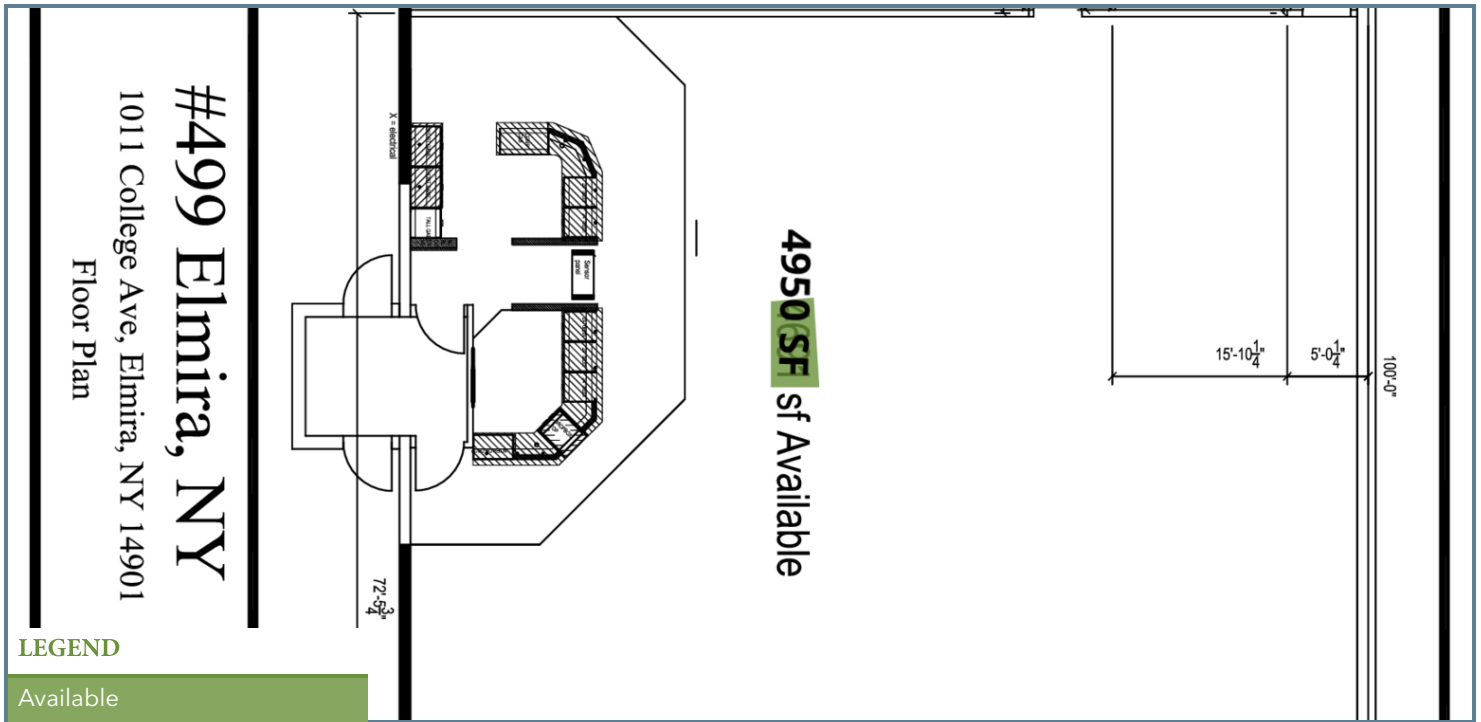
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RETAILER MAP



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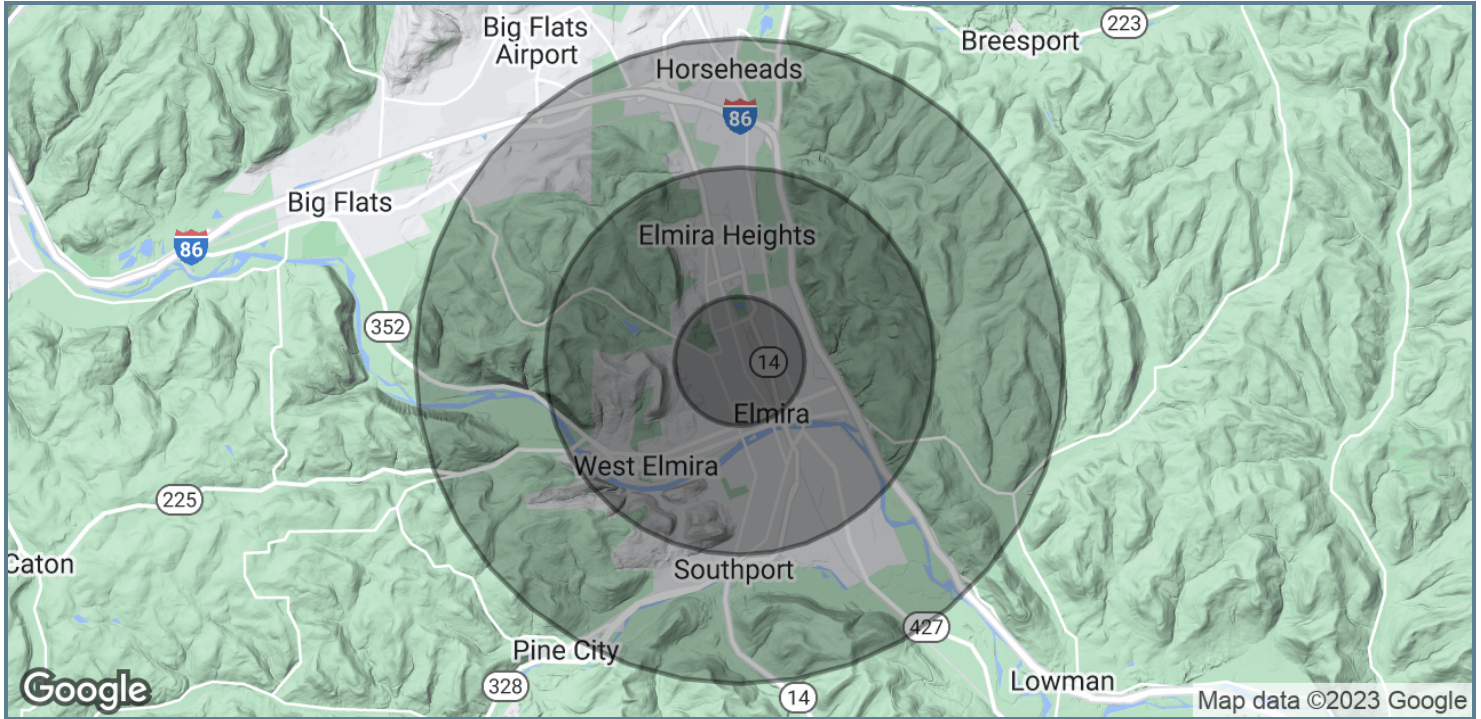
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|----------|----------|
| Total Population | 10,817 | 42,170 | 54,136 |
| Average Age | 35.0 | 39.6 | 41.3 |
| Average Age (Male) | 34.8 | 39.0 | 40.2 |
| Average Age (Female) | 38.1 | 39.9 | 42.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,944 | 19,933 | 25,794 |
| # of Persons per HH | 2.2 | 2.1 | 2.1 |
| Average HH Income | \$43,228 | \$55,469 | \$57,869 |
| Average House Value | \$78,279 | \$84,922 | \$95,470 |

* Demographic data derived from 2020 ACS - US Census

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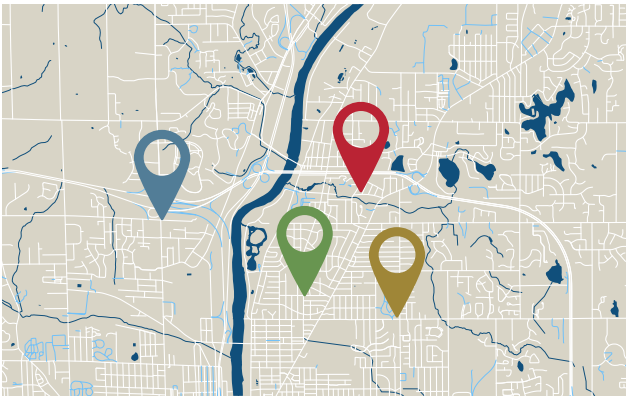


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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