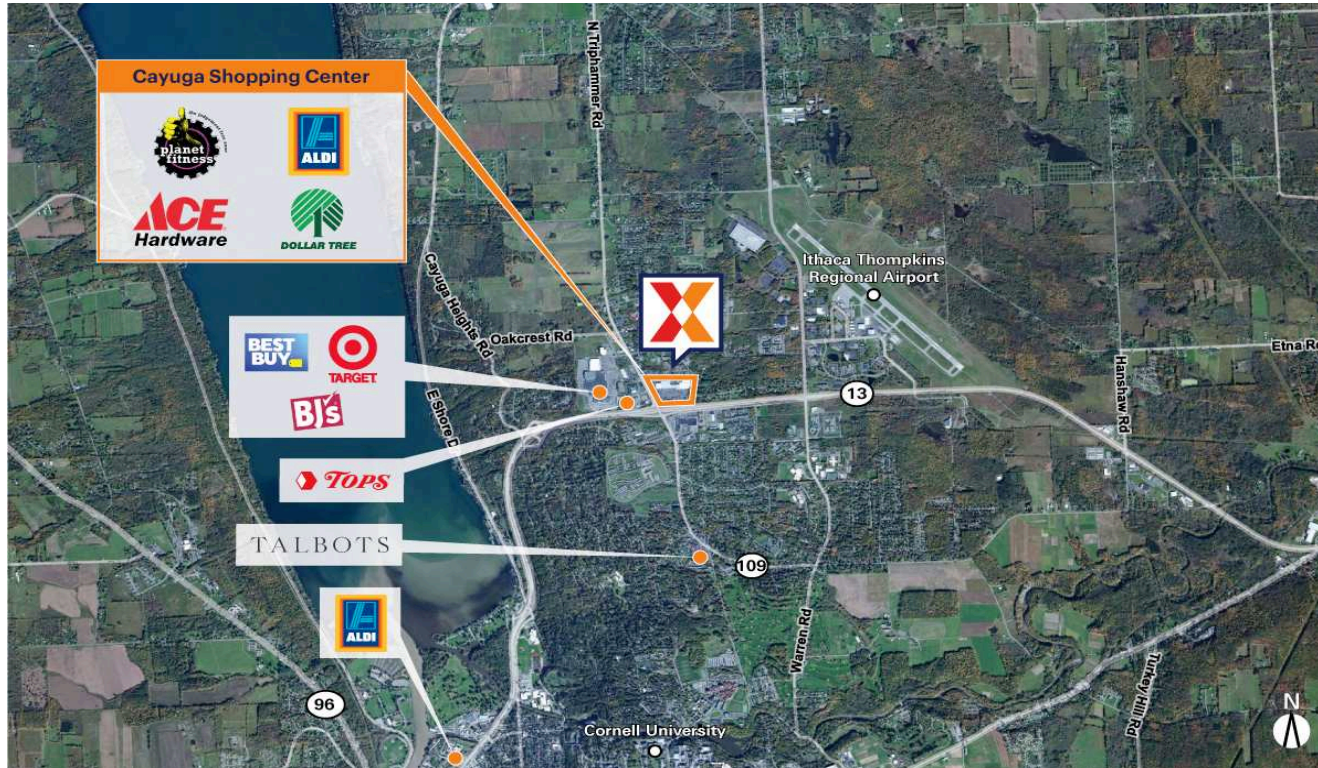


Cayuga Shopping Center

Ithaca, NY

42.483, -76.4823

2309 North Triphammer Road | Ithaca, NY 14850



Center Size: 204,405 SF



| Demographics | 10 Mile | 20 Mile | 25 Mile |
|--------------|----------|----------|----------|
| | 94,044 | 169,022 | 209,603 |
| | 37,373 | 67,312 | 82,991 |
| | \$91,793 | \$85,088 | \$83,407 |

Benefit from traffic draw of an Aldi-anchored center with national retailers including Ace Hardware & Planet Fitness

Located adjacent to 623,000 Sq Ft Shops at Ithaca Mall, anchored by Target, Best Buy, Michaels & Regal Cinemas

Surrounded by an affluent population & highly educated trade area with an average household income of \$114,000+ and 75% college educated persons within 3 miles

Within 5 miles of both Cornell University and Ithaca College, with a combined enrollment of 28,700+ students (NCES 2023)

High visibility from 32,000 vehicles daily on Highway 13 (Kalibrate 2022)

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Available Space

| | |
|-----|-----------|
| FS1 | 2,550 SF |
| 3A | 3,168 SF |
| 07 | 3,155 SF |
| 11 | 1,900 SF |
| 12 | 2,818 SF |
| 14 | 4,000 SF |
| 17 | 48,097 SF |

Current Retailers

| | | |
|---------|--------------------------|-----------|
| FS2 | Monro Muffler Brake | 4,500 SF |
| N.A.P. | NAP | 0 SF |
| N.A.P.1 | Econo Lodge | 0 SF |
| 1A | Ross Dress for Less | 18,350 SF |
| 1B | Ace Hardware | 26,202 SF |
| 02 | ALDI | 21,590 SF |
| 03 | VA Community Clinic | 17,647 SF |
| 04 | Advance Auto Parts | 6,840 SF |
| 08/09 | Cayuga Nails & Spa | 3,105 SF |
| 10 | Tompkins Dental | 2,400 SF |
| 15 | Sumo Japanese Restaurant | 7,500 SF |
| 16 | Planet Fitness | 20,400 SF |
| 16A | Dollar Tree | 9,990 SF |

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