

## HIGHLIGHTS

- Prime retail development site in Ithaca's Elmira Road / NYS Rte. 13 commercial corridor.
- 1.37 acre's with 169 ft. of frontage.
- Nearby retailers include McDonald's, Holiday Inn Express, Home Depot, Burger King, Wendy's, plus other dining; car dealerships, banks, and supermarkets.
- Located within short drive of downtown Ithaca, Cornell University and Ithaca college.
- All municipal services; and, utilities; plus, 2 curb cuts.
- Ideal for fast food; hospitality; convenience store; and, other retail services.

### Traffic Counts

ELMIRA ROAD 21,785 AADT

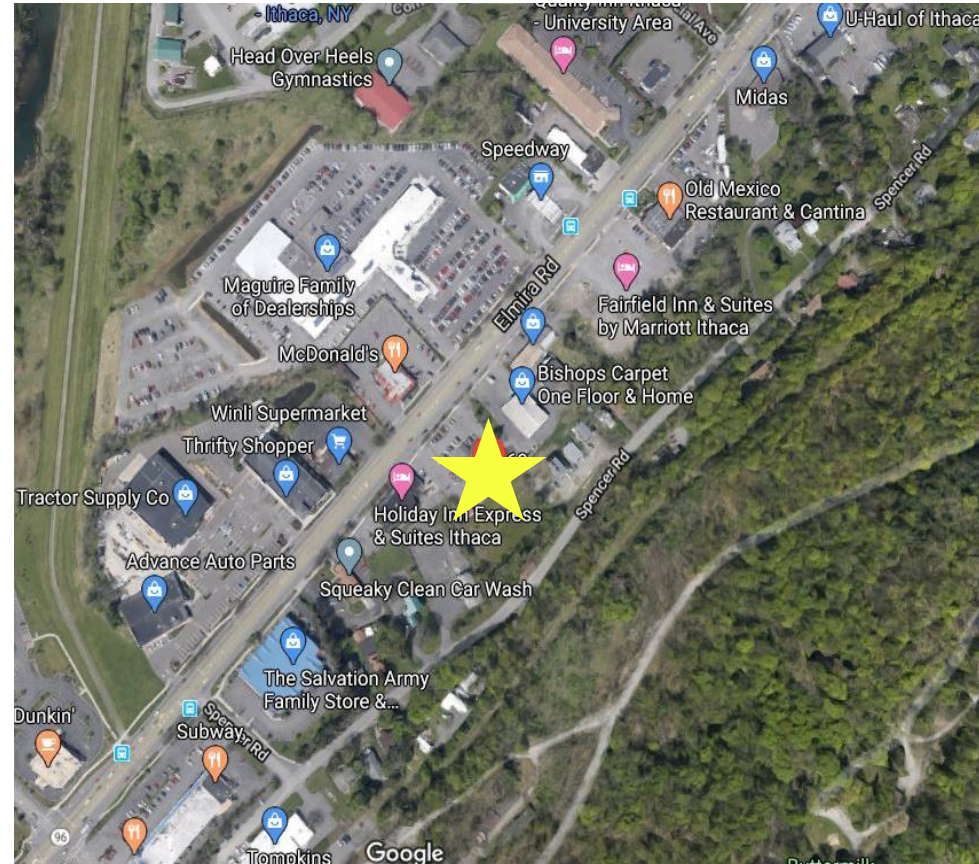
Source NYS Traffic Data Viewer

For more information, contact:

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## DEMOGRAPHICS - 5 Mile Radius

### KEY FACTS

61,068

Population



2.2

Average Household Size

25.7

Median Age

\$47,854

Median Household Income

### BUSINESS



2,490

Total Businesses



35,102

Total Employees

### EDUCATION

4%

No High School Diploma



15%

High School Graduate



16%

Some College



65%

Bachelor's/Grad/Pr of Degree

### EMPLOYMENT



White Collar

76%



Blue Collar

8%



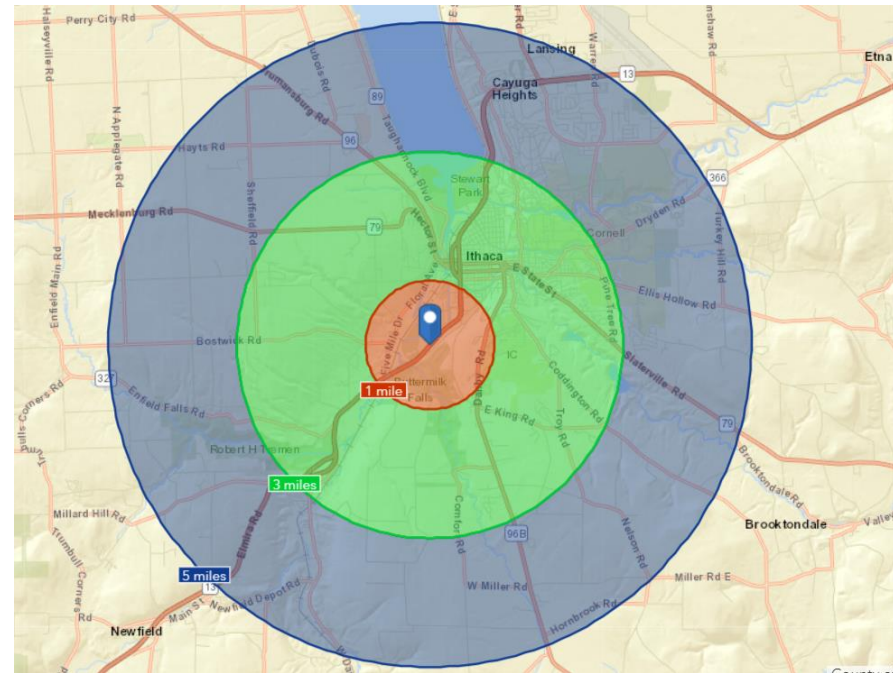
Services

16%



3.1%

Unemployment Rate

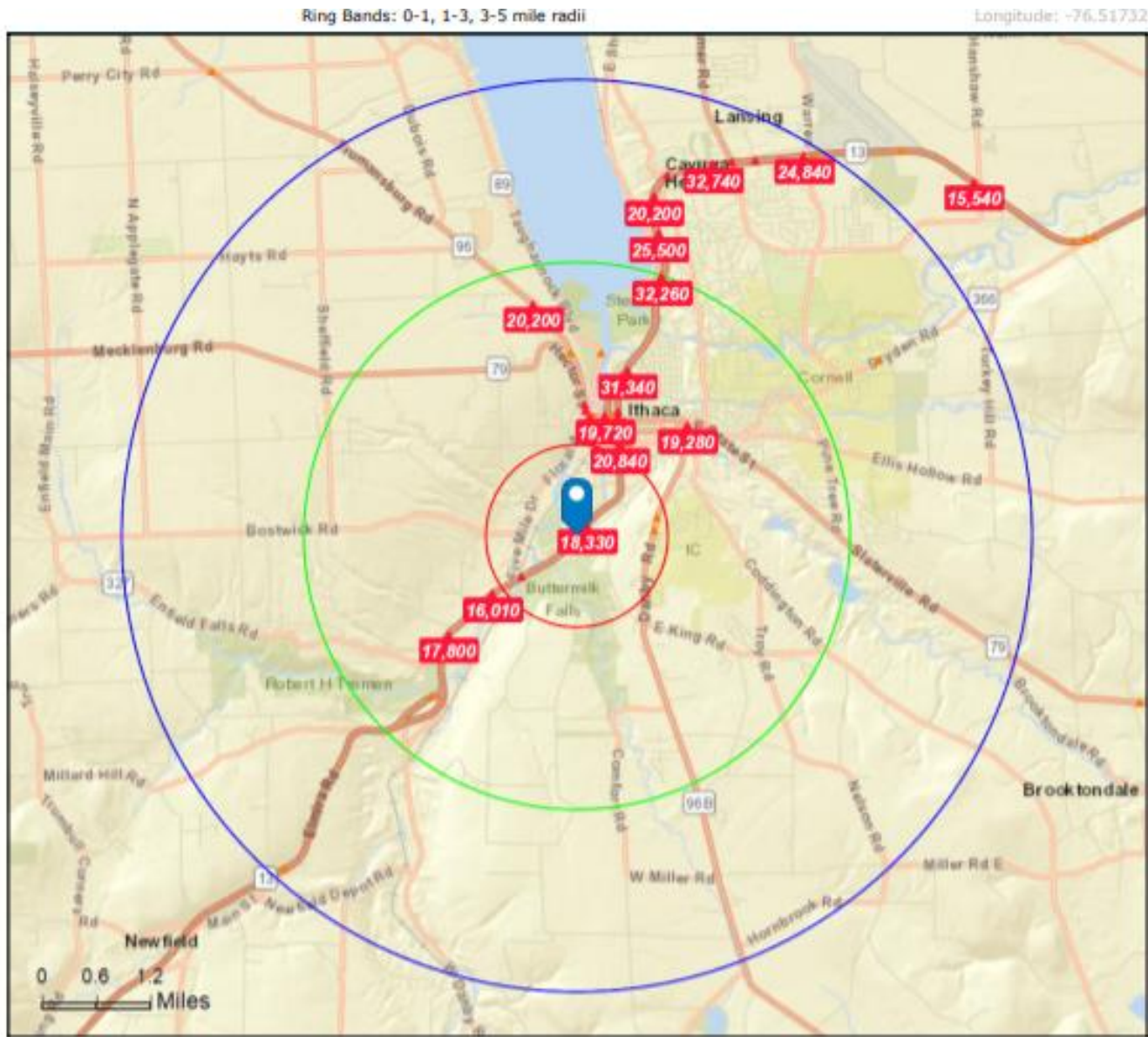




**FOR SALE**

**367-69 ELMIRA ROAD**

Ithaca, NY



# FOR SALE

## 367-69 ELMIRA ROAD

Ithaca, NY

