

**FOR LEASE**
**2301 N. Triphammer Road**  
 Ithaca, NY

## Premier Ithaca Area Restaurant Property For Sale

### Property Highlights

- Prime fee standing fully equipped 3,500 SF restaurant building
- Stands on 1.29 acre's in Ithaca's Northeast Business District
- Great turn key opportunity! Ample room to expand / renovate as well
- Plenty of on site parking

### Location Highlights:

- Located off Ithaca's primary commercial corridor and near Cornell University
- Positioned at entry to an active Neighborhood Center with national retailers to include Big Lots; Party City; Tru Value; Rite Aid; and, Jo-Ann Fabric & Craft Store.
- Located adjacent to Econo Lodge; and, nearby is a Clarion Hotel & Top's Market
- Close proximity to NY State Rt. 13



For more information, contact:

**David Huckle**  
 Real Estate Salesperson  
 607 227 7558  
[dhuckle@pyramidbrokerage.com](mailto:dhuckle@pyramidbrokerage.com)

Gateway Center, 401 East State Street, Suite 302  
 Ithaca, New York 14850  
 phone: +1 607 277-2327

pyramidbrokerage.com

Demographic	1 Mile	3 Miles	5 Miles
Population	5,539	35,599	63,419
Households	2,631	12,282	23,111
Average Income	\$117,324	\$82,744	\$82,804
Source			ESRI

**FOR LEASE**

**2301 N. Triphammer Road**  
Ithaca, NY



**Traffic Counts**

Street Name: N. Triphammer Road

2523 AADT

Source

NYS Traffic Data Viewer



FOR LEASE  
2301 N. Triphammer Road  
Ithaca, NY



FOR LEASE

2301 N. Triphammer Road

Ithaca, NY

