## 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



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

**ESRI** 

For more information, contact:

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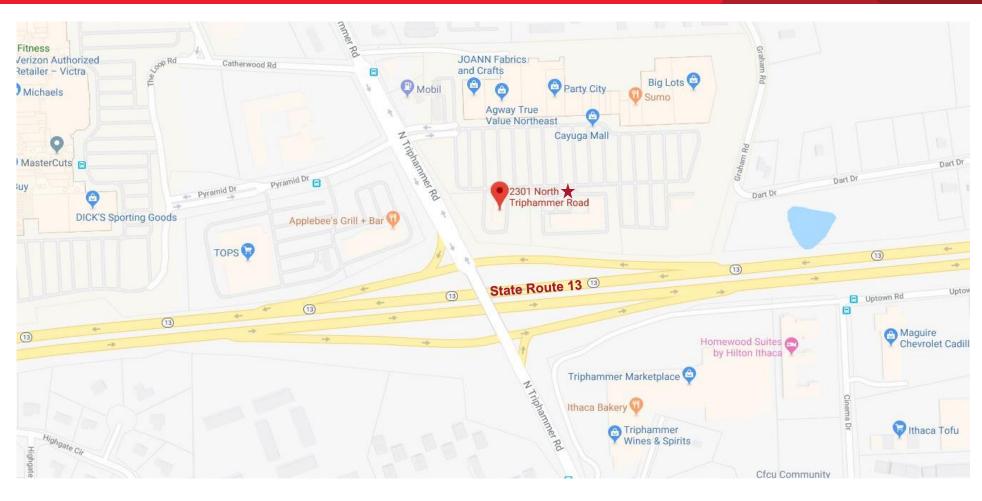
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Source



## 2301 N. Triphammer Road Ithaca, NY



Traffic Counts	
Street Name: N. Triphammer Road	2523 AADT
Source	NYS Traffic Data Viewer



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