

OFFERED AT \$20/SF GROSS



## 1,500 SF Space Available in Buttermilk Falls Plaza

### Property Highlights

Neighborhood Center located on southern end of Ithaca's heavily trafficked commercial corridor:

- Maximum visibility
- 30,000+ AADT daily traffic count
- Signalized intersections at both ends of center for easy accessibility
- Center consists of mix of retail stores, restaurants, and business/financial services

### Area Amenities

- Opposite Home Depot
- Other nearby businesses include Holiday Inn Express, Kohl's, Advance Auto Parts, Dunkin Donuts, Buffalo Wild Wings, Goodyear, & Metro Mattress
- Short drive from Downtown Business District; Ithaca College & Cornell University



For more information, please 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



Pyramid Brokerage  
Company

FOR LEASE

401 Elmira Road

Ithaca, NY



Demographic	1 Mile	3 Miles	5 Miles
Population	962	39,661	61,283
Households	522	14,566	23,206
Average Income	\$69,402	\$61,010	\$72,614
Median Age	33.7	24.4	25.3
Source	ESRI BAO 2017		

Traffic Counts	
ELMIRA ROAD	30,315 AADT
Source	NYS DOT

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**FOR LEASE**  
**401 Elmira Road**  
 Ithaca, NY



1. Verizon Store
2. Vitamin Shoppe, Ollie's Outlet
3. Chipotle Grill, AT&T
4. Five Guys, Taco Bell, Trust Co.
5. Panera Bread, Bank, Staples, Petsmart
6. Hyundai, Kia, Chrysler /Jeep
7. Honda, Friendly's Restaurant
8. Moe's Southwest, Wal-Mart, Bed, Bath & Beyond
9. Hampton Inn, Auto Zone
10. Burger King, Monroe Muffler
11. U-Haul, Kost Tire, Aaron's, Hotel
12. Audi, Subaru, Toyota, Volvo
13. Tractor Supply, Advance Auto Parts
14. Home Depot, Kohl's, Buffalo Wild Wings
15. Buttermilk Falls Plaza
16. Tim Horton's, Goodyear Tire

FOR LEASE  
401 Elmira Road  
Ithaca, NY

