

TOPS PLAZA ITHACA

2300 N Triphammer Rd
Ithaca, NY 14850



PROPERTY DESCRIPTION

Former Metro Mattress end cap space in excellent condition with a vanilla build-out. Large windows provide lots of natural light. Located in one of the two major retail corridors in Ithaca, NY there are a wide variety of national and local retailers. This plaza also has abundant parking available. End cap position provides excellent visibility to anyone entering the plaza, with a high-performing Tops and Applebee's being strong drivers for this location.

LOCATION DESCRIPTION

Small strip center directly off of Route 13 that is anchored by a very successful Tops Supermarket. Behind the Tops is regional mall that is anchored by a Target, JcPenny's, Best Buy and Sears.

PROPERTY HIGHLIGHTS

- Signalized entrance
- Endcap position
- 9,447 ADT on Pyramid Drive
- 30,332 ADT on Route 13

| SPACES | LEASE RATE | SIZE (SF) |
|-----------------------|--------------------|-----------|
| Former Metro Mattress | \$18.00 4200/month | 6,261 |

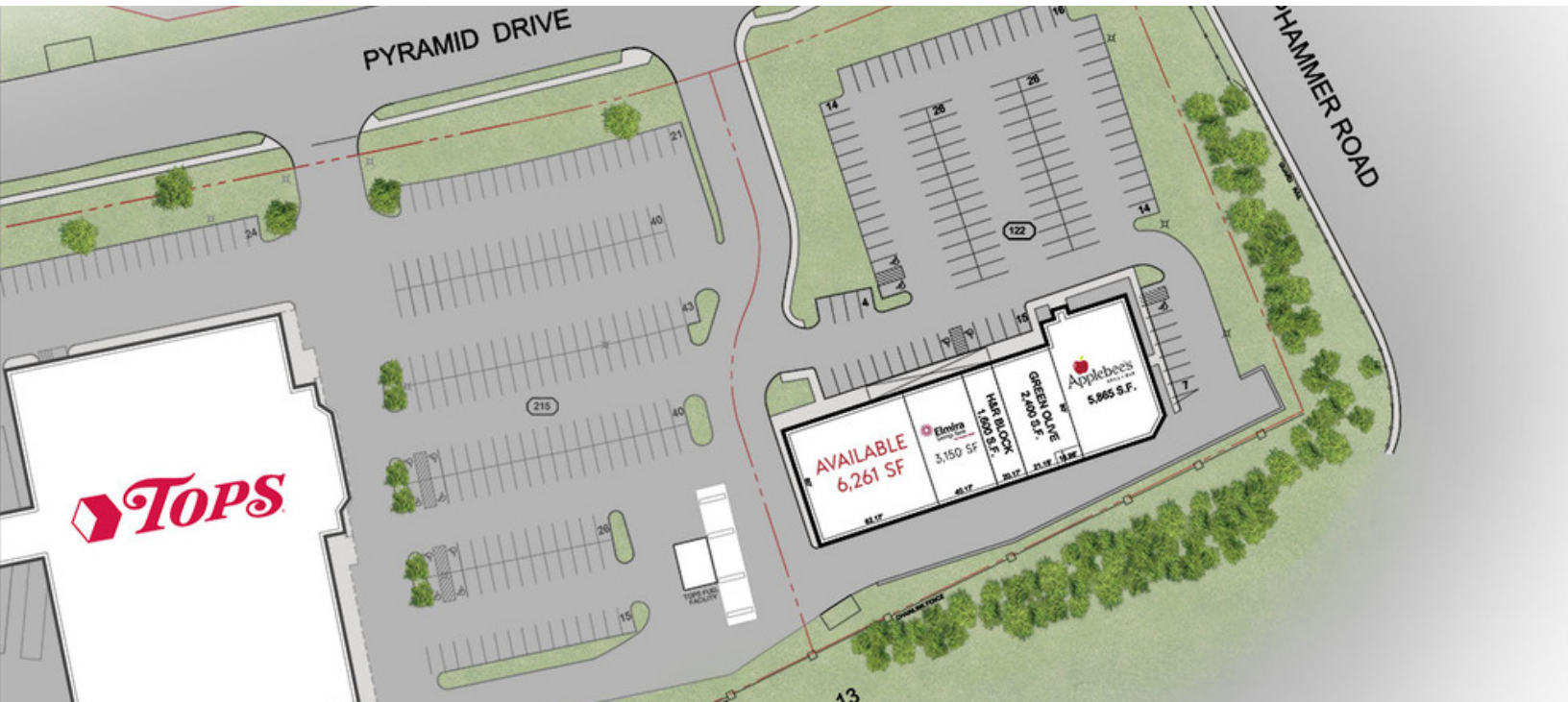


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