



COMMERCIAL SPACE OPPORTUNITY

Nestled at the gateway to Ithaca, NY, this exciting new commercial space offers **unparalleled visibility and accessibility** with a remarkable **32,000 vehicles** passing by daily on NYS Route 13. Located near the picturesque Cayuga Lake Waterfront and Inlet, it's just a stone's throw from downtown Ithaca and the prestigious Cornell University, making it an **ideal hub for businesses** seeking to engage with a vibrant community. With TCAT public transit right on site, this emerging metropolitan gem promises to be a focal point for both locals and visitors, perfectly positioned to thrive in Ithaca's dynamic landscape.



THE SITE



PRIME COMMERCIAL SPACE IN ITHACA: GATEWAY TO OPPORTUNITY

- 141 upscale apartments atop 17,000 feet of rental and commercial space
- Cayuga Health Medical Resource Building with 65,000 feet of space and over 100 employees
- Marketview Apartments 42-unit apartment building
- Near Cayuga Lake Waterfront and Inlet
- At the gateway to the City of Ithaca on NYS Route 13
- 32,000 passing vehicles a day
- Close to downtown Ithaca and Cornell University
- TCAT public transit on site



THE SPACE

Explore exceptional **build-to-suit commercial spaces** designed to meet your business's unique needs. These premium properties feature **flexible layouts and modern amenities**, ensuring excellent **visibility and accessibility** near Cayuga Lake. With a focus on quality construction, you can **create a space** that reflects your brand. Ideal for retail, office, or specialized facilities, our build-to-suit options are perfect for businesses looking to thrive in this dynamic market.





ITHACA, NY

#1 EMERGING METROPOLITAN AREAS

Ithaca, located in the picturesque Finger Lakes region of Central New York, is rapidly emerging as a **top metropolitan area**. Situated on the southern shore of Cayuga Lake, this vibrant college town is home to Cornell University and consistently ranks as **one of the best places to live, work, and study**. With its thriving economy, innovative businesses, and rich cultural scene, Ithaca offers exciting opportunities in a dynamic and welcoming environment.

ITHACA IS RANKED AMONG THE BEST SMALL PLACES FOR BUSINESS & CAREERS, AND THE #1 IN NEW YORK STATE. -FORBES

Ithaca, NY, boasts a diverse economy driven by key sectors such as **education, agriculture, technology, and tourism**. Home to prestigious institutions like Cornell University and Ithaca College, the city fosters a **rich intellectual environment** that fuels innovation and growth. As one of the **fastest-growing communities in Upstate New York**, Ithaca has become an attractive destination for businesses seeking to establish and expand their operations, drawn by its vibrant community and dynamic economic landscape.





ITHACA, NY

POPULATION GROWTH AND TRENDS IN ITHACA, NY

As of 2021, the population of Ithaca reflects significant growth, with approximately 17,513 residents within a one-mile radius, 48,072 within three miles, and 60,374 within five miles. This growth trend is notable, with nearly an **8.0% increase since 2010** and an anticipated further rise of 8.60% in the five-mile area. The area's growth is fueled by its **strong economic foundation and educational institutions** making it an attractive place for new residents and businesses alike.

DEMOGRAPHICS AND ECONOMIC INSIGHTS

The demographics of Ithaca reflect a rich tapestry of cultural backgrounds and educational attainment. The city is known for its progressive values and emphasis on inclusivity, with a **diverse population** that includes various ethnicities and cultures. Ithaca's demographics highlight a **well-educated population** with 34% holding advanced degrees beyond a bachelor's. The average household income stands at \$104,080, reflecting the **economic vitality** of the region. A recent study conducted by the Washington Post shows that Average rent prices in Tompkins County is \$1,702 locally, which is in the **highest 10 percent in the country**.





THANK YOU



If you're looking to take advantage of this *rare and exciting opportunity in Ithaca*, now is the time to reach out! Whether you're interested in commercial space or exploring business possibilities, don't hesitate to connect for more information and make your vision a reality. *Act now to be part of Ithaca's promising future!*

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