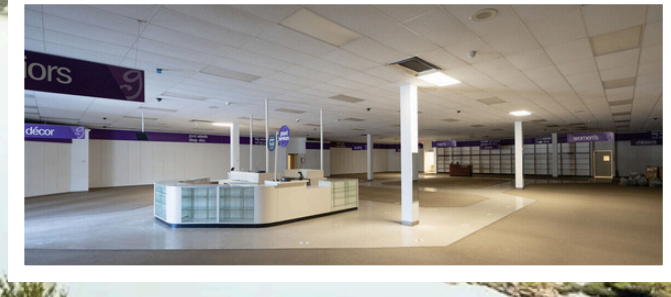
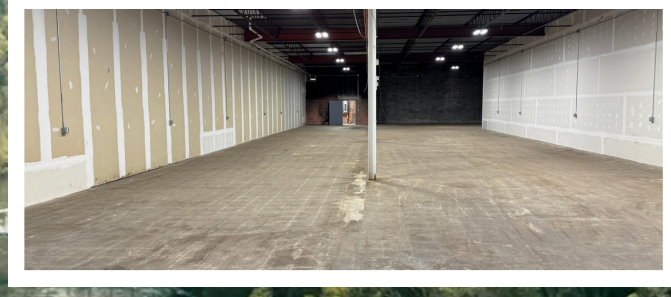


SIDNEY PLAZA SHOPPING CENTER

11-21 STEINER ROAD, SIDNEY, NY 13838



Property Overview

Sidney Plaza Shopping Center is a well-located neighborhood shopping center located in the center of the Sidney community with strong daily traffic and a reliable customer base. The plaza features a solid mix of national and discount-oriented retailers that drive consistent foot traffic.

AVAILABLE SPACES

UNIT #	SQUARE FEET	RENT	RENT TYPE	SUBTYPE
UNIT W	3,000	\$1500/MONTH	NNN	STORAGE
UNIT 5	13,120	\$5/SF	NNN	RETAIL
UNIT 10	6,540	\$5450/MONTH	NNN	RETAIL
UNIT 6	4,860	\$2800/MONTH	NNN	RETAIL

CONTACT ETHAN FOR MORE INFORMATION - 516.304.0031 - FOXMANAGEINC@GMAIL.COM

SIDNEY PLAZA SHOPPING CENTER



11-21 STEINER ROAD, SIDNEY, NY 13838



CURRENT TENANTS

INCOMING TENANT (SUMMER 2026)

Stewart's Plus
 Gas Station + Grocery
 Construction Underway

Property Overview

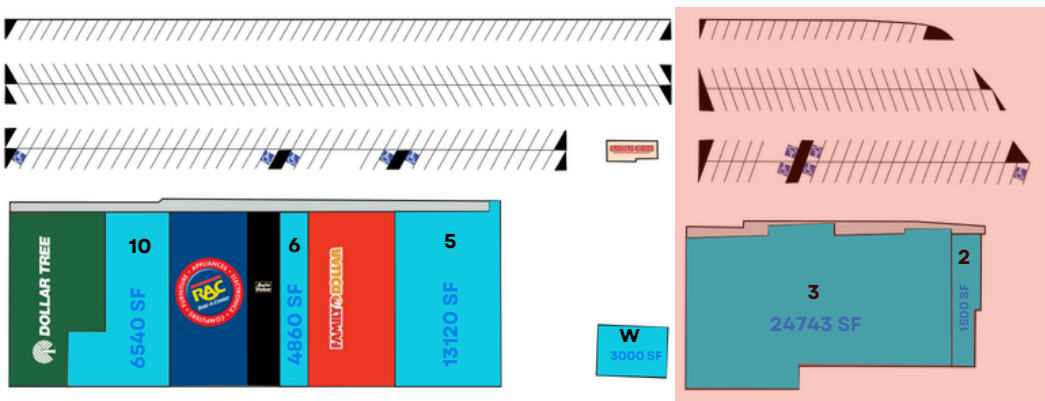
Sidney Plaza is a well-located neighborhood shopping center located in the center of the Sidney community with strong daily traffic and a reliable customer base. The plaza features a solid mix of national and discount-oriented retailers that drive consistent foot traffic.

Tenants

- Advance Auto Parts
- Dollar Tree
- Family Dollar
- Smokers Choice
- Stewarts Plus - Grocery & Gas (Summer 2026)

Highlights

- Dead Center of Town (Walkable)
- 250+ Parking Spaces
- High Visibility
- Multiple Anchor Tenants



UNIT 5

