

# Sidney Plaza

165 Delaware Ave  
Sidney, NY 13838



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GROSS LEASABLE AREA  
**156,555 sf**

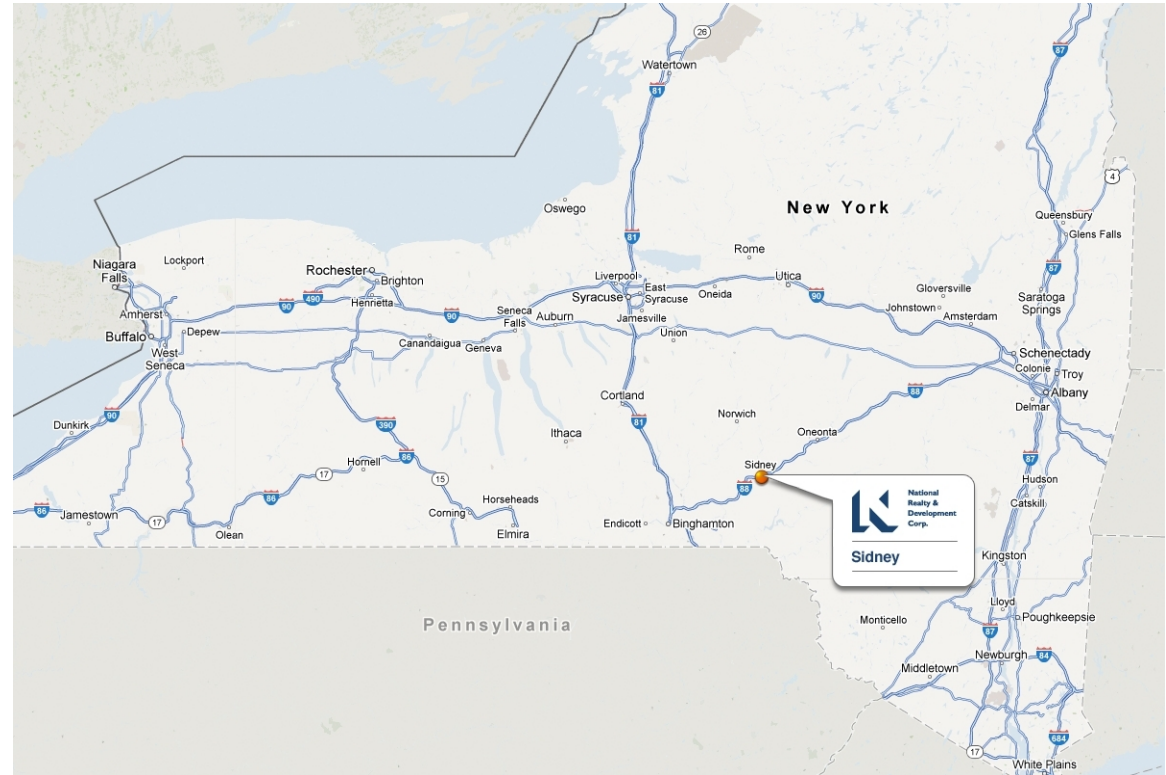
PARKING  
**893**

PARKING RATIO  
**5.7/1,000**



## Demographics

|               | 5 miles  | 10 miles | 15 miles |
|---------------|----------|----------|----------|
| Population    | 9,756    | 20,001   | 36,474   |
| Households    | 4,230    | 8,509    | 15,189   |
| Avg HH Income | \$53,840 | \$52,887 | \$53,191 |
| Med HH Income | \$41,730 | \$43,004 | \$43,739 |



## Details

- Located on Delaware Avenue just off New York State Route 8 at Exit 9 of Interstate 88.
- Pad sites available.

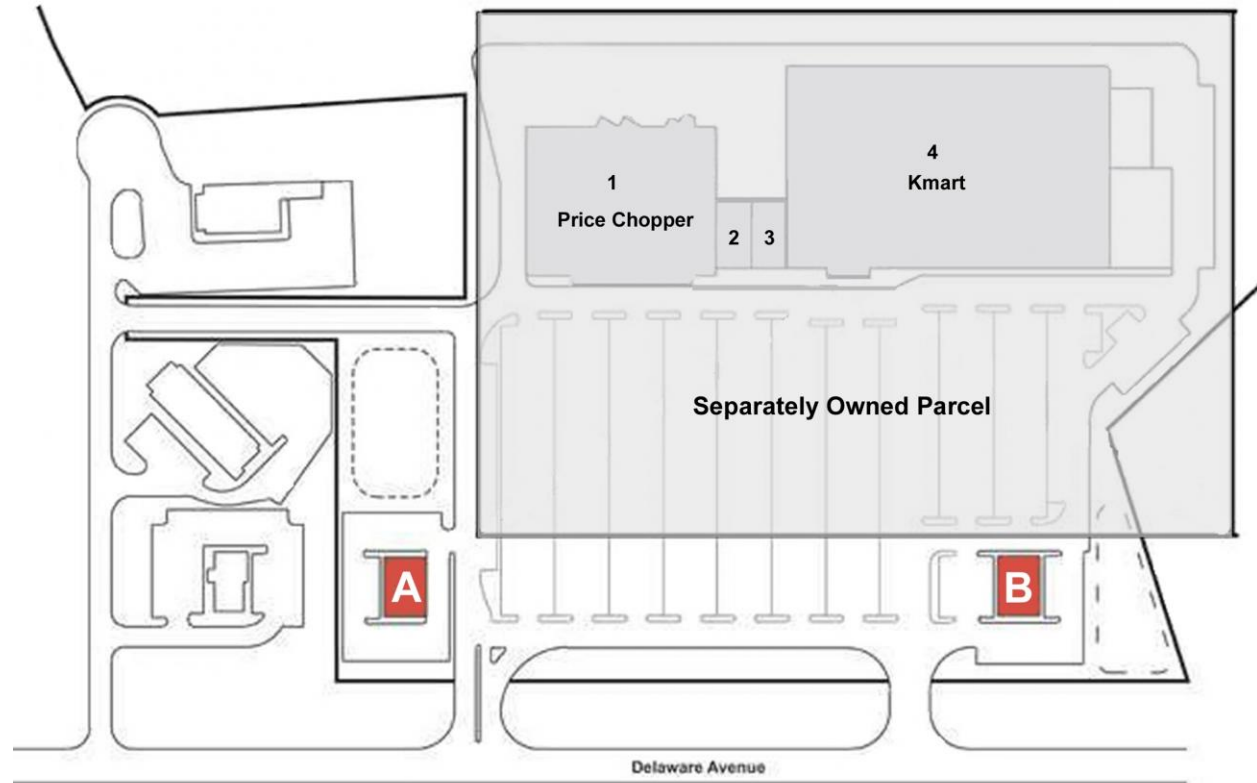
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## Space Available

**A** Pad A

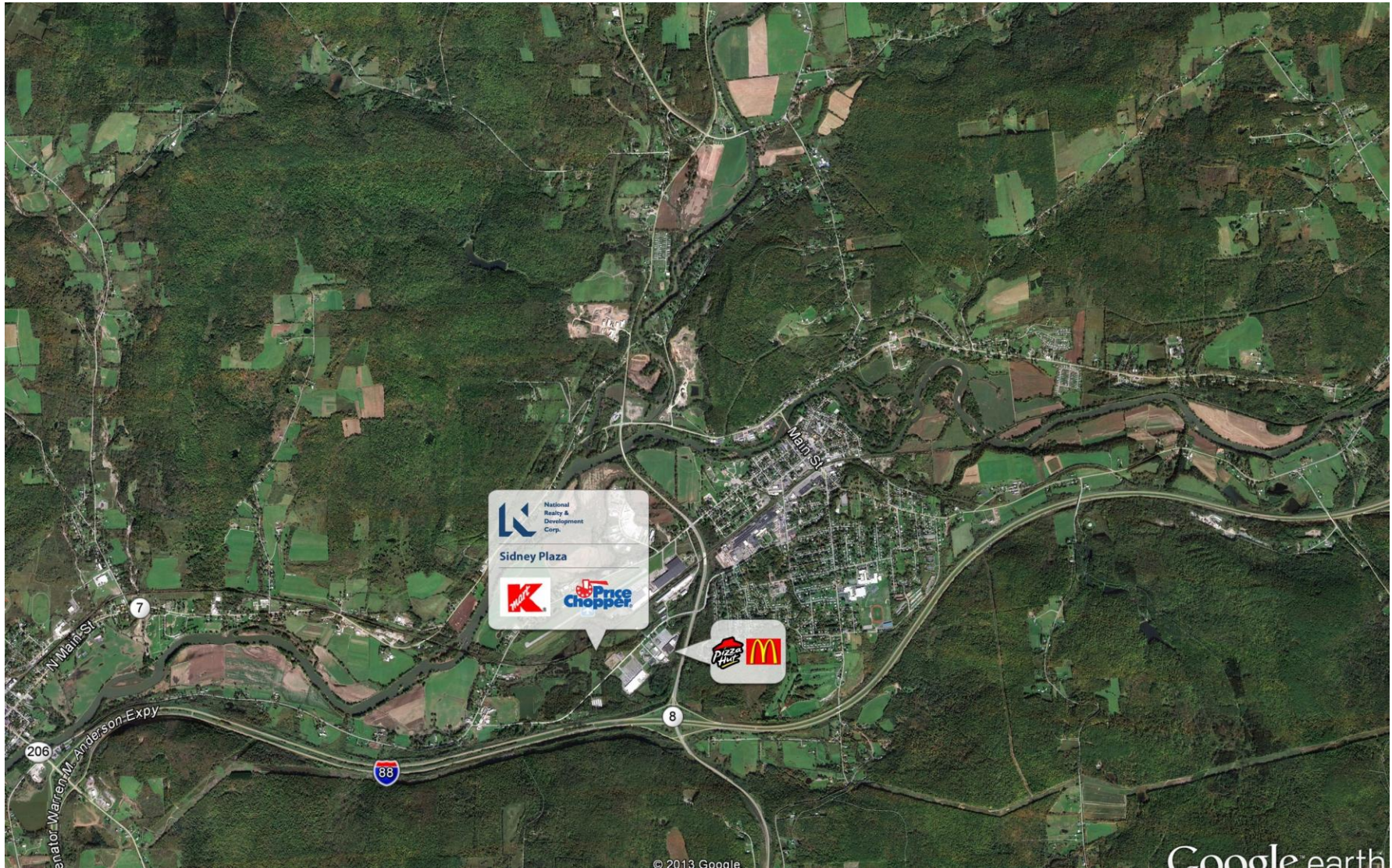
**B** Pad B



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## Trade Area

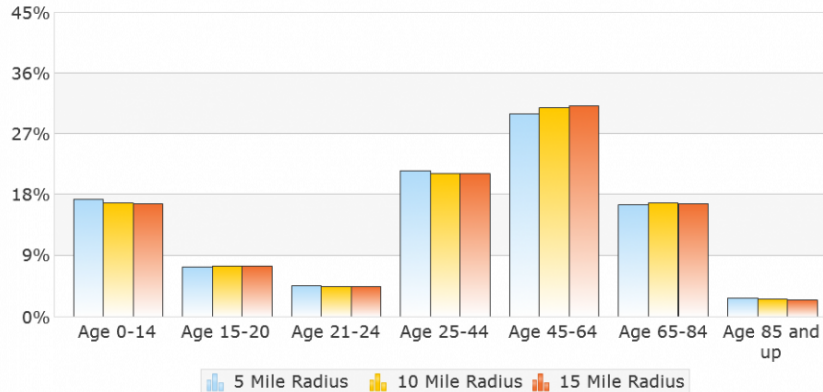


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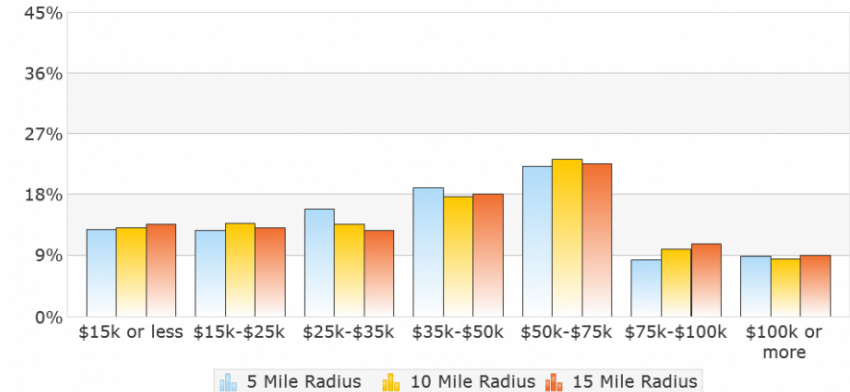
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## Demographic Summary Report

2013 EST. POPULATION BY AGE



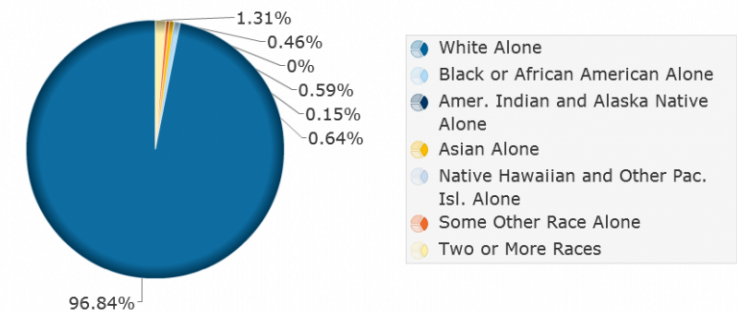
2013 EST. HHS BY HH INCOME



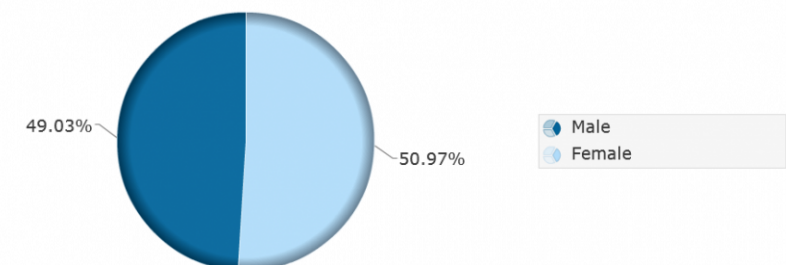
| POPULATION                                 | 5 MILES  | 10 MILES | 15 MILES |
|--|----------|----------|----------|
| 2018 Projection                            | 9,512    | 19,495   | 35,449   |
| 2013 Estimate                              | 9,756    | 20,001   | 36,474   |
| 2010 Census                                | 9,952    | 20,407   | 37,281   |
| 2000 Census                                | 10,341   | 21,177   | 38,745   |
| Growth 2000-2010                           | -3.76%   | -3.64%   | -3.78%   |
| INCOME                                     | 5 MILES  | 10 MILES | 15 MILES |
| 2013 Est. Average Household Income         | \$53,840 | \$52,887 | \$53,191 |
| 2013 Est. Median Household Income          | \$41,730 | \$43,004 | \$43,739 |
| HOUSEHOLDS                                 | 5 MILES  | 10 MILES | 15 MILES |
| 2018 Projection                            | 4,176    | 8,388    | 14,909   |
| 2013 Estimate                              | 4,230    | 8,509    | 15,189   |
| 2013 EST. TENURE OF OCCUPIED HOUSING UNITS | 5 MILES  | 10 MILES | 15 MILES |
| Owner Occupied                             | 3,059    | 6,605    | 12,022   |
| Renter Occupied                            | 1,171    | 1,904    | 3,167    |
| Total Occupied Housing Units               | 4,230    | 8,509    | 15,189   |

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3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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## About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our conservative and hands-on business approach, coupled with our responsiveness to changes in the marketplace, has enabled us to innovate and grow year after year. We consistently work to identify new opportunities and unlock value across our portfolio and beyond. We approach each of our projects with the same level of detail, focus on collaboration, and commitment to our long-term vision.

### Our Successful Portfolio

NRDC's portfolio is comprised of over 22 million square feet, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. We focus on form as well as function in developing properties that generate long-term value for our portfolio.

Our retail centers, which make up over 20 million square feet of our portfolio, are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

