

FOR LEASE

SOUTHTOWN PLAZA | 1600 CEDAR ST, ELMIRA, NY 14904



13,644 ±
SF AVAILABLE



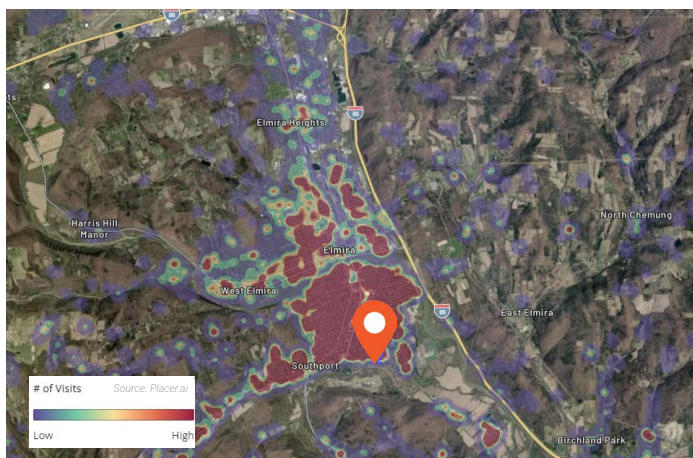
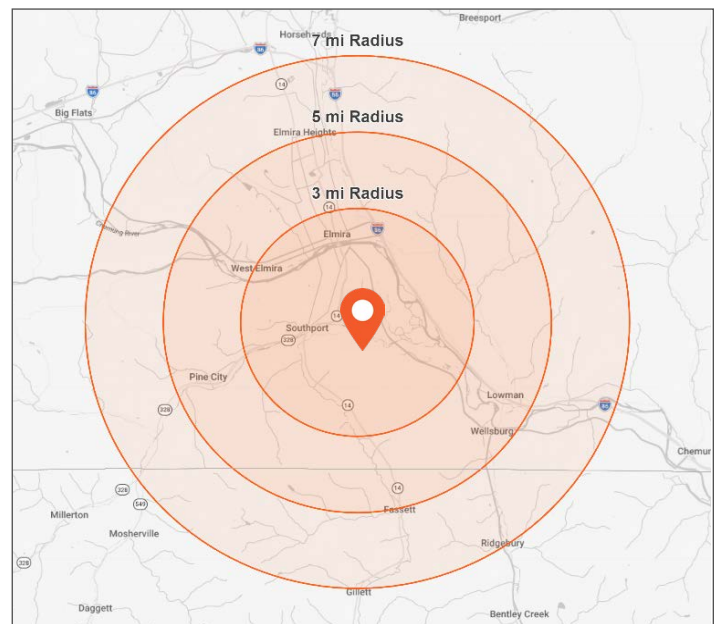
5,194
VEHICLES PER DAY



\$8.00/PSF NNN
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Available Space	13,644 ± SF
Lease Type	NNN
Traffic Count Primary	Cedar St: 5,194 vpd
Traffic Count Secondary	Clemens Center Pkwy: 9,914 vpd
Parking	237 Spaces
Zoning	Commercial Regional



DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	27,705	43,907	52,542
Median HH Income	\$55,063	\$59,136	\$61,092
Households	12,064	18,658	22,521
Daytime Population	22,157	34,646	42,209

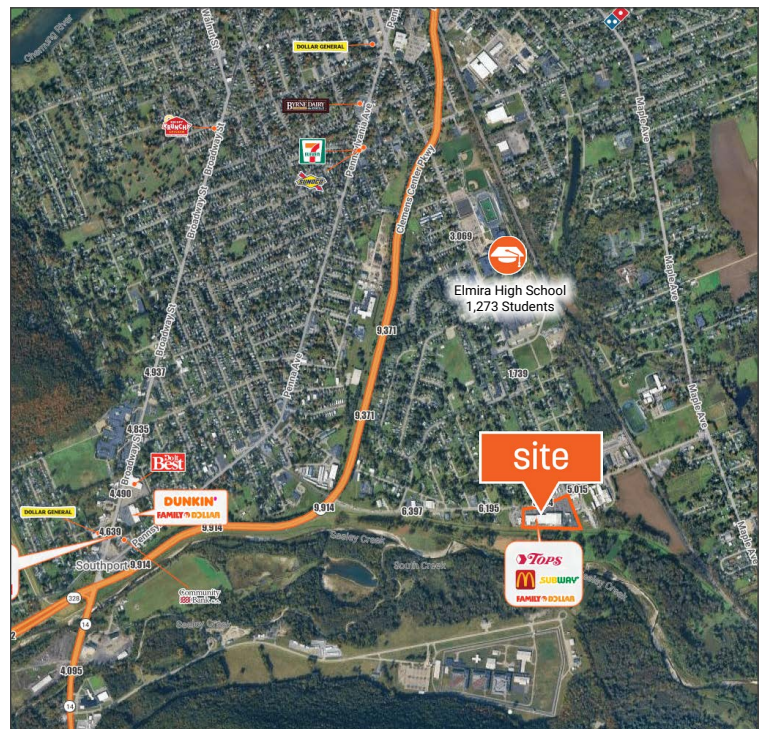
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PROPERTY HIGHLIGHTS

- Available Spaces: Suite 2 (4,400 ± SF), Suite 6 (2,160 ± SF), Suite 10 (7,084 ± SF)
- Well-positioned neighborhood retail center serving South Elmira's residential base
- Strong visibility & frontage on Cedar Street with consistent local traffic
- Flexible layouts suitable for retail, service, medical, or office users
- Convenient access to downtown Elmira and surrounding neighborhoods
- Ample on-site parking
- Minutes from Horseheads and the primary retail corridor



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