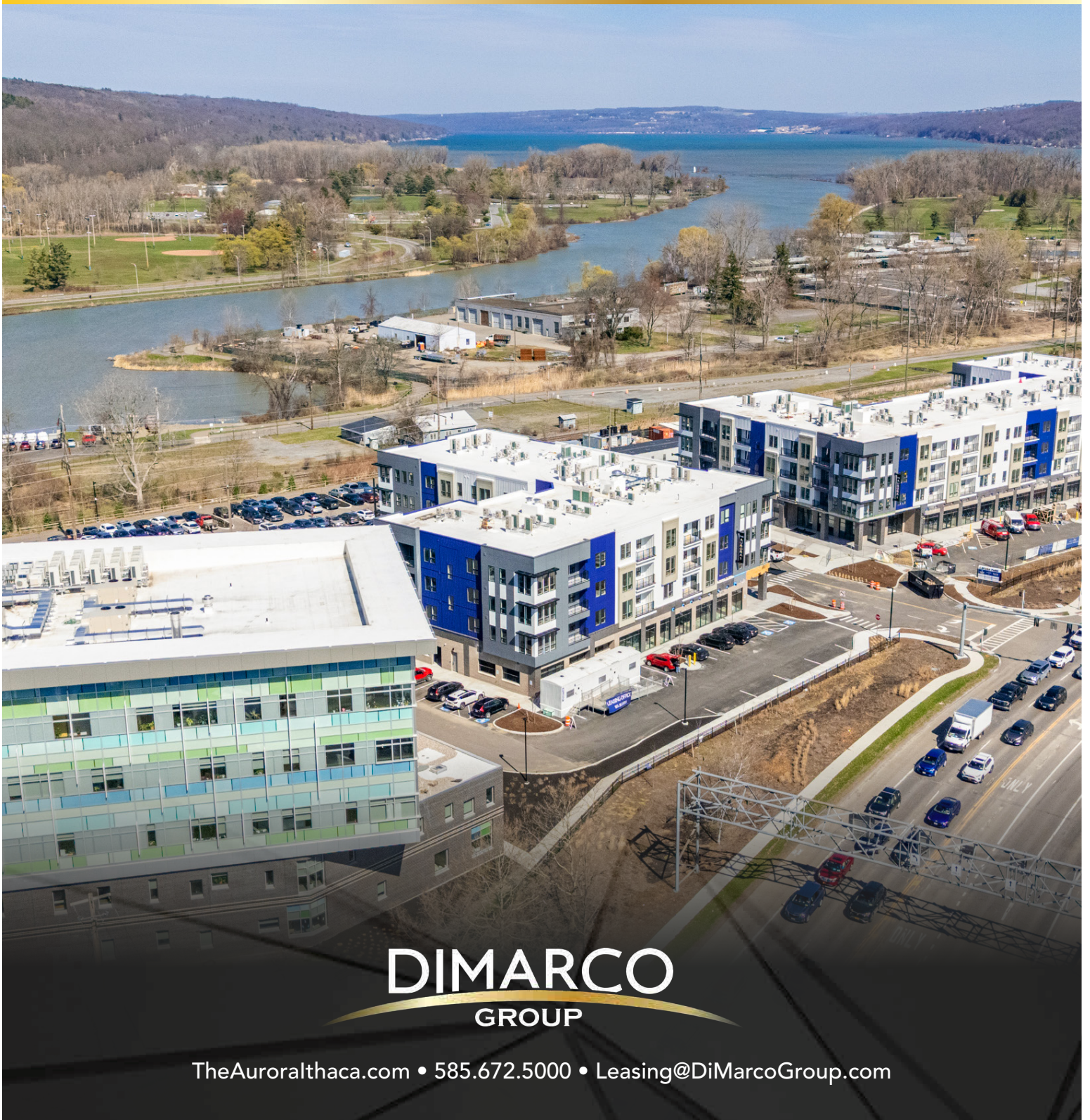


# THE AURORA



**DIMARCO**  
GROUP

[TheAuroralthaca.com](http://TheAuroralthaca.com) • 585.672.5000 • [Leasing@DiMarcoGroup.com](mailto:Leasing@DiMarcoGroup.com)

## HIGHLIGHTS

### Location

201 & 301 Cayuga Park Lane, Ithaca, NY 14850

### Development Size

3 Acres

### Center Size

17,000 sf

### Area Description

This property is the center of commercial activity for Tompkins County. 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 development campus includes a first class medical office building, 64,500 SF that is fully occupied with over 100 employees on-site along with 200 apartment units. The available spaces are flexible and size can be adjusted.

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. 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.

**BUILDING KEY**  
 A. AFFORDABLE  
 B. MIXED-USE  
 C. MIXED-USE  
 D. CAYUGA MEDICAL CENTER

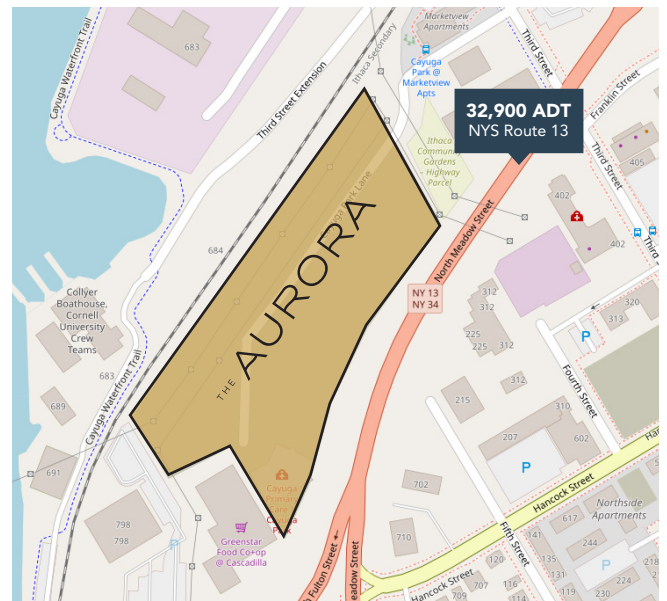




# THE AURORA

## DEMOGRAPHICS WITHIN 5 MILES

- Population:** 61,029
- Median Age:** 28 Years
- Median HH Income:** \$60,100/year
- Avg. People per HH:** 2.35
- Total Households:** 25,120
- Education:** 56.8% Bachelors or Higher
- Square Footage:** 546,200 SF Gross Leasable Area
- Crime Rate:** Very Low



**DIMARCO**  
GROUP

**FIVE GENERATIONS. ONE GROUP.  
BUILDING COMMUNITIES.**

Established in 1910 as a general contractor, DiMarco Group has evolved over the years into a full service development company applying cutting-edge design and building concepts to meet 21st century real estate needs. After 100 years, our commitment to excellence is stronger than ever.

Our visionary approach includes deployment of first-rate people, practices & technologies in partnership with our clients, who benefit from the strength and experience of the DiMarco Group family of companies.

ADMAR  
Construction  
Equipment

BALDWIN REAL ESTATE  
Property  
Management

DIMARCO CONSTRUCTORS  
Construction  
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