

The premier regional retail destination in the Finger Lakes.

622,822

SF TOTAL GLA

167,588

SF AVAILABLE

74%

OCCUPIED

44,579

PEAK DAILY TRAFFIC

PROPERTY DESCRIPTION

The Shops at Ithaca Mall is the premier regional retail destination in the Finger Lakes. Located at the junction of NYS Route 13 and North Triphammer Road, it serves Tompkins and Cortland Counties and the broader Finger Lakes and Southern Tier region.

Originally developed by The Pyramid Companies in 1976 as one of their three founding pioneer malls, this property is the only one of those original three still operating as an enclosed mall today. The other two were demolished. Nearly 50 years later, this building is still standing, still structurally sound, still architecturally distinct, and ready for its next chapter. With 622,822 SF of total GLA, a 74% occupancy rate, and a trade area anchored by over 31,000 Cornell University and Ithaca College students plus a strong year-round regional consumer base, this property offers a rare combination of scale, stability, and genuine upside. Current anchors include Target, Best Buy, Regal Cinemas, Michaels, and two Cayuga Health centers.

This is not a property in decline. It is a structurally sound, architecturally distinct regional center with beautiful tile corridors, soaring ceilings, dramatic skylights, and quality bones that most new construction can't replicate at any price. A handful of large vacant spaces in an otherwise active center, in a market where demand for quality retail, restaurant, and entertainment space clearly outpaces the supply currently available locally.

PROPERTY HIGHLIGHTS

- CoStar-verified GLA and occupancy, with 26% of the center immediately available
- The only enclosed regional mall in Tompkins County
- Located at the signalized intersection of NYS Route 13 and North Triphammer Road
- Annual Average Daily Traffic: 32,367 to 44,579 vehicles at the main entrance
- Anchored by Target, Best Buy, Regal Cinemas, Michaels, and Cayuga Health
- Distinctive original architecture and quality infrastructure throughout
- Free parking with high capacity
- TCAT Route 30 bus service every 30 minutes from 6am to 10:30pm, direct from Cornell and downtown Ithaca
- Year-round enclosed mall, not seasonal
- Recent organic social media interest in the listing reflects strong local demand
- Ideal uses: national and regional retailers, restaurant and food concepts, family entertainment, medical and wellness, specialty retail, and experiential uses

AVAILABLE SPACES

Large-Box Anchor Opportunities

SPACE	SF	NOTES
Former Dick's Sporting Goods	29,926 SF	Prime large-format anchor box. Ideal for restaurant, entertainment, or large-format retail concept with expansion potential
Former Theater Space	29,666 SF	Multi-level with mezzanine. A rare opportunity for an entertainment or experiential concept
Former DSW	11,058 SF	Flexible mid-size layout with strong inline corridor visibility
Former Ulta Beauty	10,974 SF	Corner box with high visibility, well suited to a boutique or service use

Additionally: 25 available inline retail spaces (74 SF to 5,000 SF) and 4 food court opportunities. Pricing and lease terms available upon request.

WHY ITHACA

- Home to Cornell University (26,000 students) and Ithaca College (5,000 students), generating consistent year-round demand regardless of broader retail cycles
- Summer tourism sustains demand when students leave: the Finger Lakes is a major seasonal draw, pulling wine country, lake, and state-park visitors into the trade area through the summer months
- Tompkins County consistently outperforms regional economic benchmarks due to university-driven stability
- Residents routinely travel out of market or shop online for goods and experiences a market this size should offer locally
- Strong arts, food, wellness, and entertainment culture with documented appetite for expanded local and regional options
- Low direct competition: no comparable enclosed retail destination in the market
- Regional draw from Cortland, Chemung, Schuyler, Tioga, and Cayuga Counties via multiple state highway corridors

THE VISION

Same Mall | New Vision

The people have told us what they want, and it sounds a lot like the mall they grew up with. The 80's and 90's mall was never just shopping. It was where you went. Meet your friends, grab food, catch a movie, wander with no real plan, run into someone you know. A place that belonged to the whole community.

That's the vision here, rebuilt for Ithaca today. The same feeling, done for how people live now: the local shops and national names side by side, the restaurants and gathering spots, the entertainment this area keeps asking for. Enclosed and climate controlled, so it's a real destination in every season, not just the nice ones.

The demand is already here, and the space is already built for it. This is the chance to bring that place back, made for the Ithaca of now.

EXCLUSIVE LEASING AGENT

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GREAT LOCATION · STRONG TRAFFIC · ENDLESS POSSIBILITIES