

Harold's Square

125 East State Street
Ithaca, New York 14850

Property Highlights

- 800 square-foot Kitchen equipped with
 - Ansul Hood System
 - Grease trap located in basement & connections roughed-in
 - FRP wall covering
 - Quarry tile flooring
 - MEP rough-in and floor drains
- Two tile-faced, quartz countertop bars with cubby-style bar shelving
- Polished concrete floors in dining areas
- Bars include plumbing rough-in and floor drains
- One manager's office
- Main Entrance off of Ithaca Commons
- Mexican restaurant details
- Includes lounge space separate from main dining area

Offering Summary

Lease Rate:	Negotiable
Available SF:	5,866

For More Information

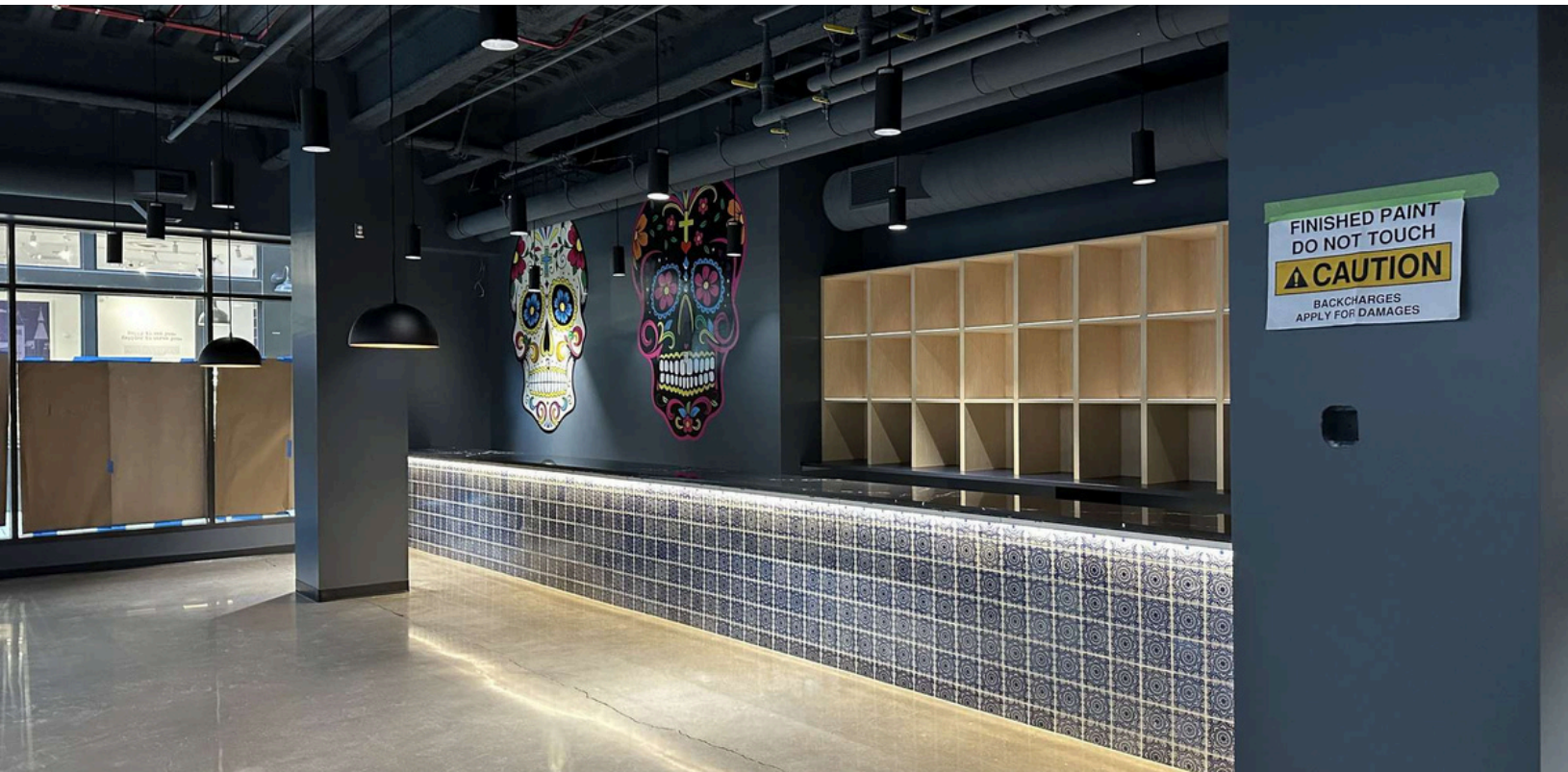
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Restaurant Opportunity At Harold's Square

Located in the heart of downtown Ithaca, New York, on the iconic Commons, Harold's Square showcases a dynamic blend of upscale living, class A office, retail, and restaurants. All of these amenities in one location. Ithaca has a prosperous economy that is supported by Cornell University, Ithaca College, along with high-tech, financial, and hospitality industries. Its proximity to the Finger Lakes also gives way to a large tourist population.

The available restaurant space is located on the ground floor and offers 5,866 SF of prime space, featuring high foot traffic from college students, professionals, residents, and tourists. With nearly 30,000 students residing in Ithaca during the school year, there is a rich supply of employees and clientele.

The space has been partially built out with the exception of equipment and furniture. Current build out includes a grease trap, an Ansul hood system, two bars with shelving, fully built kitchen with FRP walls & quarry tile, MEP rough-in & floor drains, an office, and finished bathrooms in the common area. The space has been painted with Mexican-style restaurant detail.





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Location Information

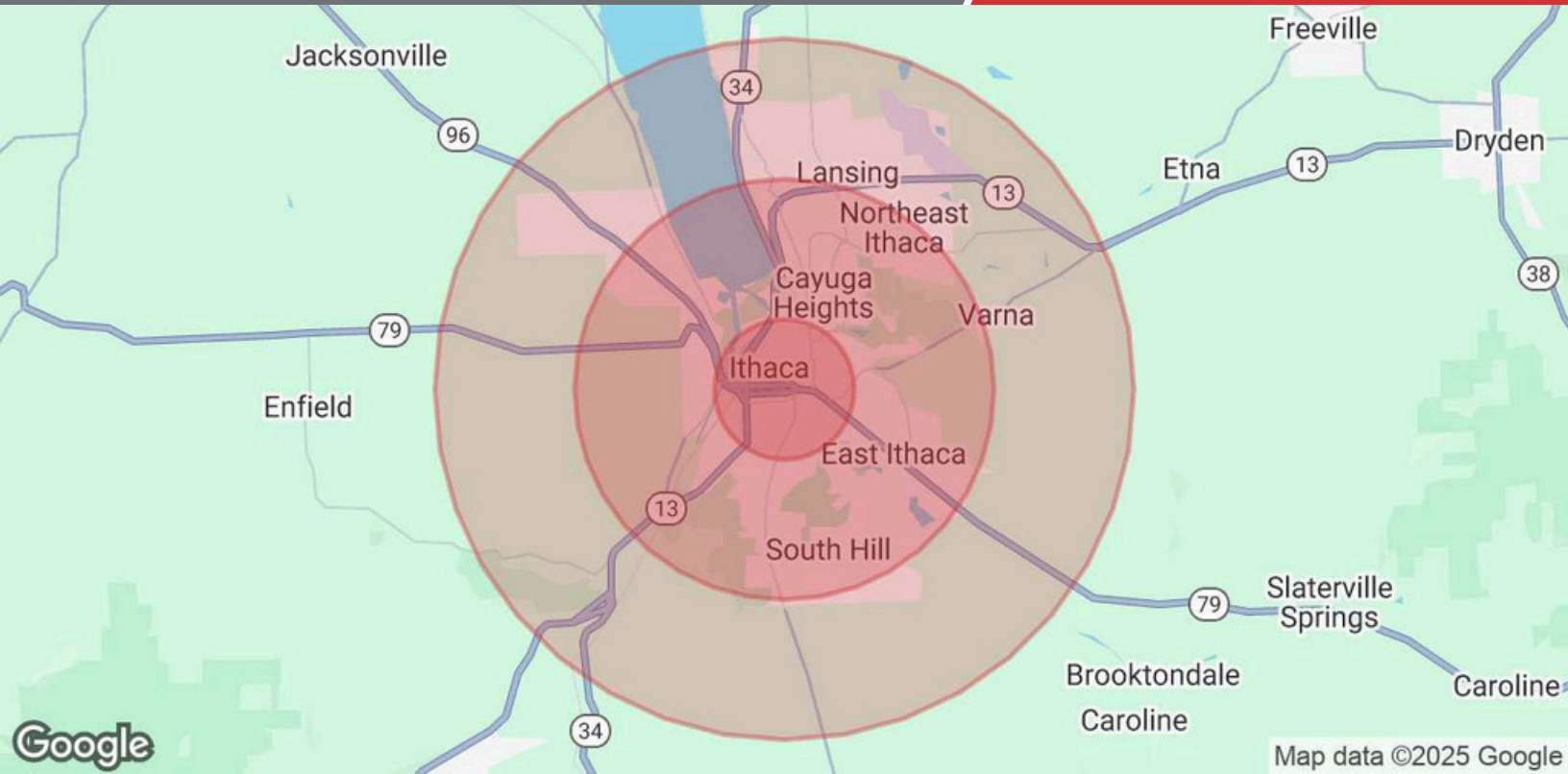
Building Name	Harold's Square - Restaurant Space
Street Address	125 East State Street
City, State, Zip	Ithaca, NY 14850
County	Tompkins

Building Information

Building Size	156,777 SF
Building Class	A
Tenancy	Multiple
Ceiling Height	11 ft
Number of Floors	5
Year Built	2022

Property Information

Property Type	Office
Property Subtype	Office Building



Population	1 Mile	3 Miles	5 Miles
Total Population	24,640	53,979	64,983
Average Age	32	33	35
Average Age (Male)	32	32	34
Average Age (Female)	33	34	36
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,524	19,934	24,901
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$75,883	\$99,938	\$105,875
Average House Value	\$493,117	\$472,394	\$457,143

Demographics data derived from AlphaMap