

# SIDNEY PLAZA MALL

3-21 DORAN LANE SIDNEY NY 13838



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**NEW EXTERIOR - NEW LOOK - MORE TO COME**



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**NORWICH, NY**  
( >20 MILES)

**ONEONTA NY**  
( >22 MILES)

**SIDNEY PLAZA**

**Mirabito**

**CURTIS  
LUMBER**

**NATIONAL TENANTS AT SIDNEY PLAZA**

**DOLLAR TREE**

**FAMILY DOLLAR**

**Advance  
Auto Parts**

**RAC Rent-A-Center**

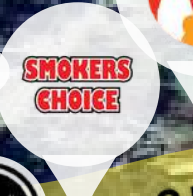
**SIDNEY CENTRAL SCHOOL DISTRICT**  
*1 MILE - 10 MIN WALK FROM PLAZA*

**BINGHAMTON NY**  
( >38 MILES)

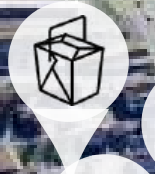
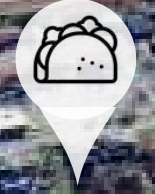
**WALTON, NY**  
( >21 MILES)



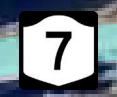
SCHOOL



SIDNEY PLAZA

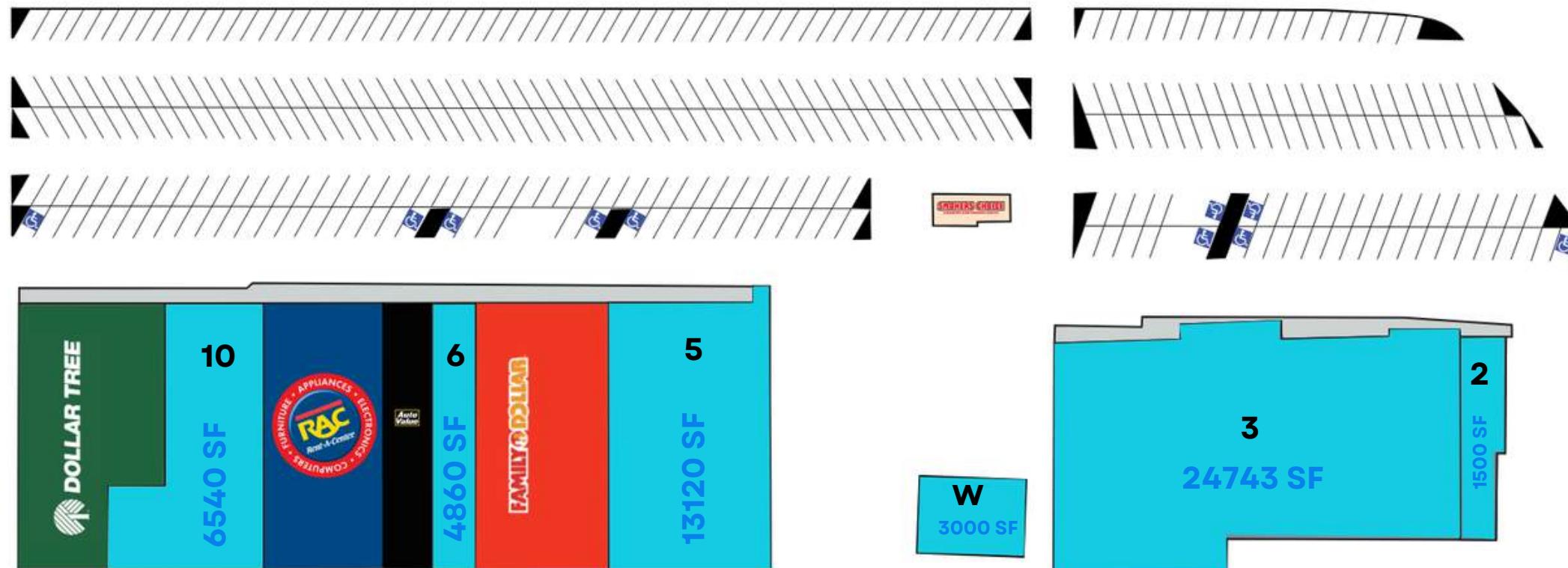


LIBRARY



# SIDNEY PLAZA

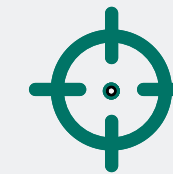
UNIT #	RSF	RENT		SUBTYPE
UNIT 3	24,743	\$5/SF	NNN	SUPERMARKET
UNIT 5	13,120	\$5/SF	NNN	RETAIL (CLOTHING)
UNIT 10	6,540	\$5450/MONTH	NNN	RETAIL
UNIT 6	4,860	\$2800/MONTH	NNN	RESTAURANT
UNIT 2	1,500	\$1600/MONTH	NNN	RETAIL
UNIT W	3,000	\$1500/MONTH	NNN	STORAGE



2024-2025  
RENOVATIONS



450+  
PARKING SPOTS



DEAD CENTER  
OF TOWN



HIGH  
VISIBILITY



HOUSEHOLD  
INCOME  
GROWTH  
2018+



POPULATION  
GROWTH  
2018+

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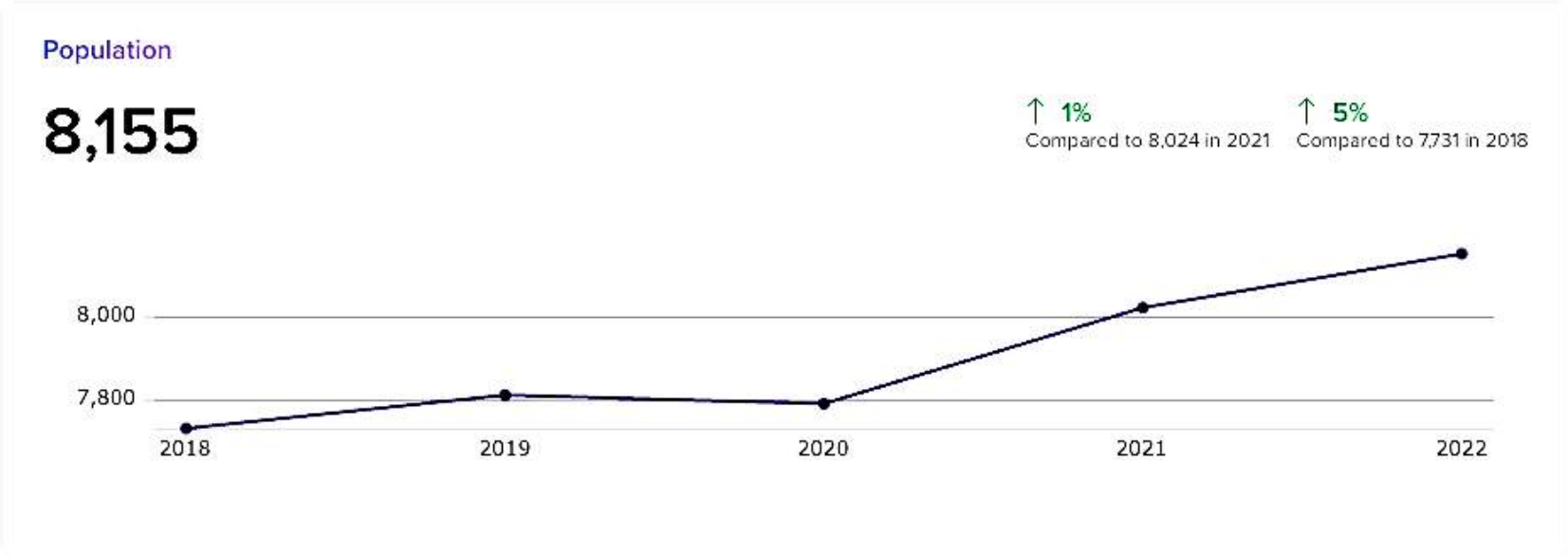
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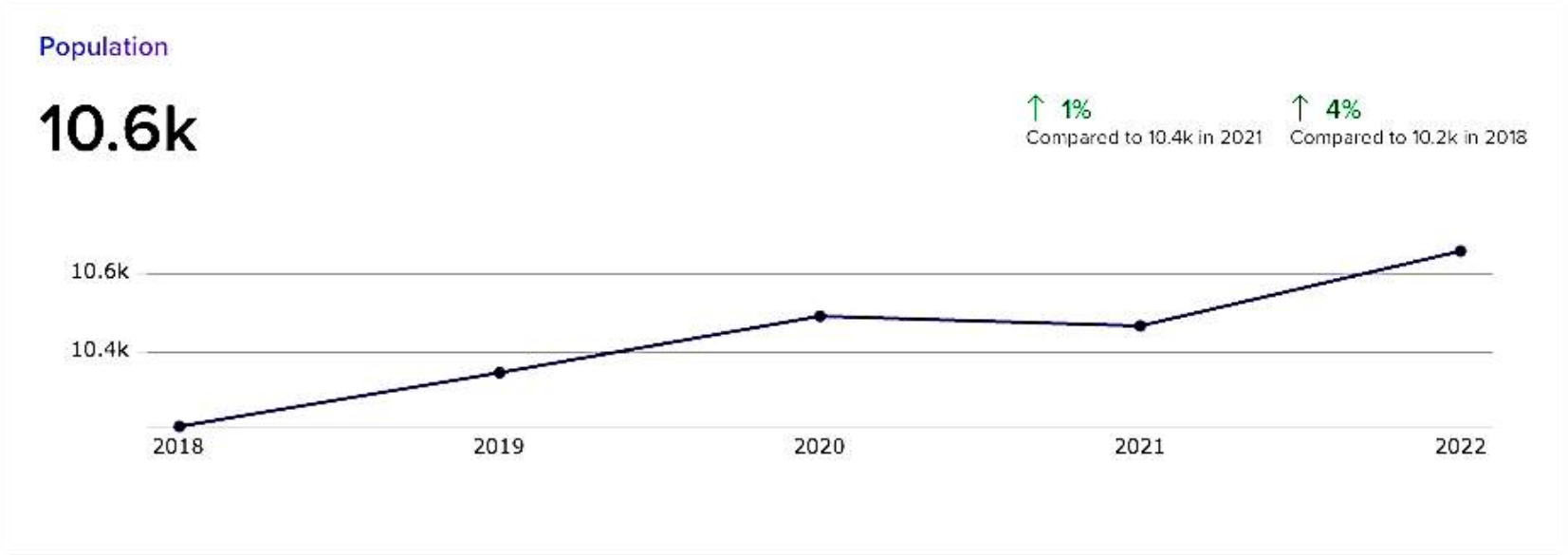
# STATS FROM CREXI

## Population Growth

### 1 MILE RADIUS

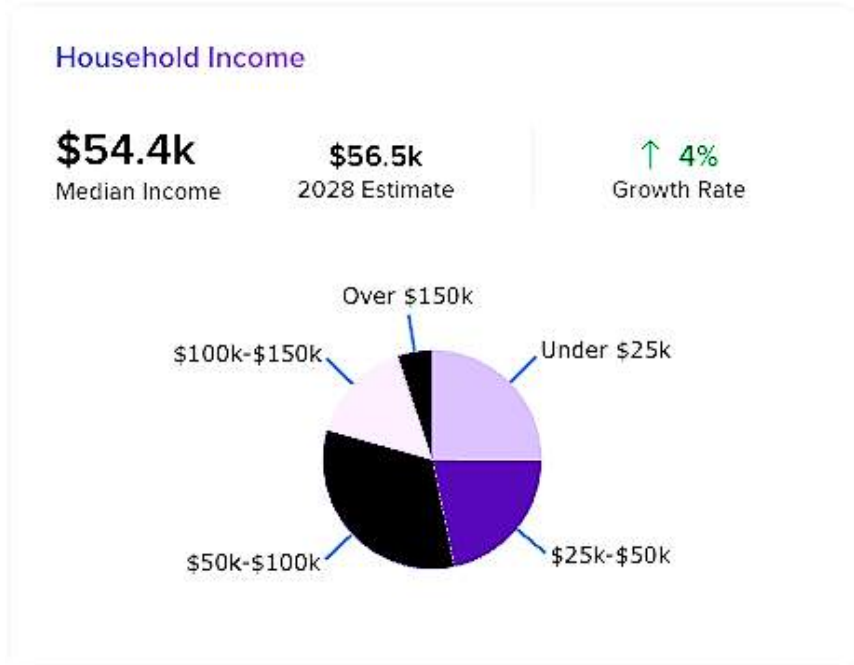


### 3 MILE RADIUS



## Household Income Growth

### 1 MILE RADIUS

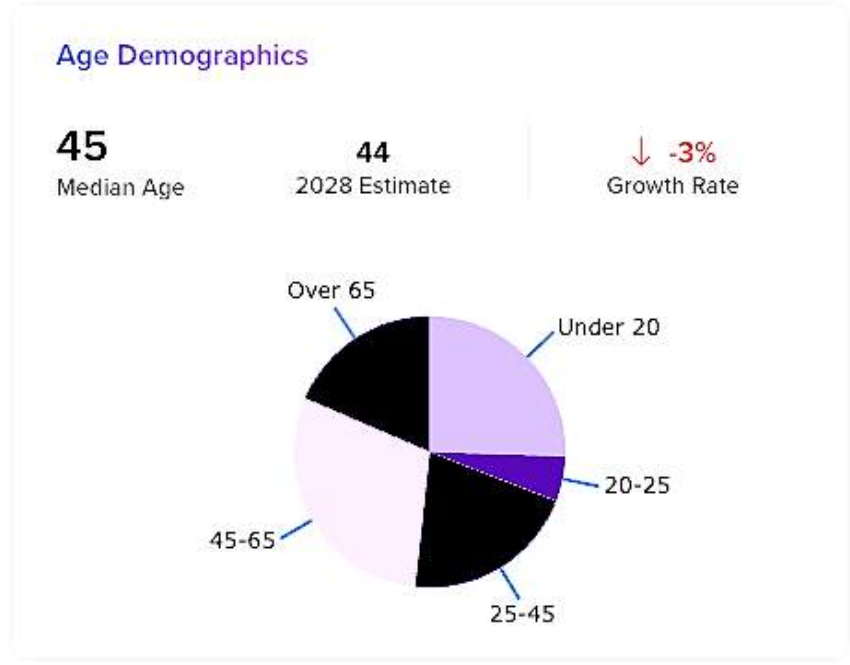


### 3 MILE RADIUS

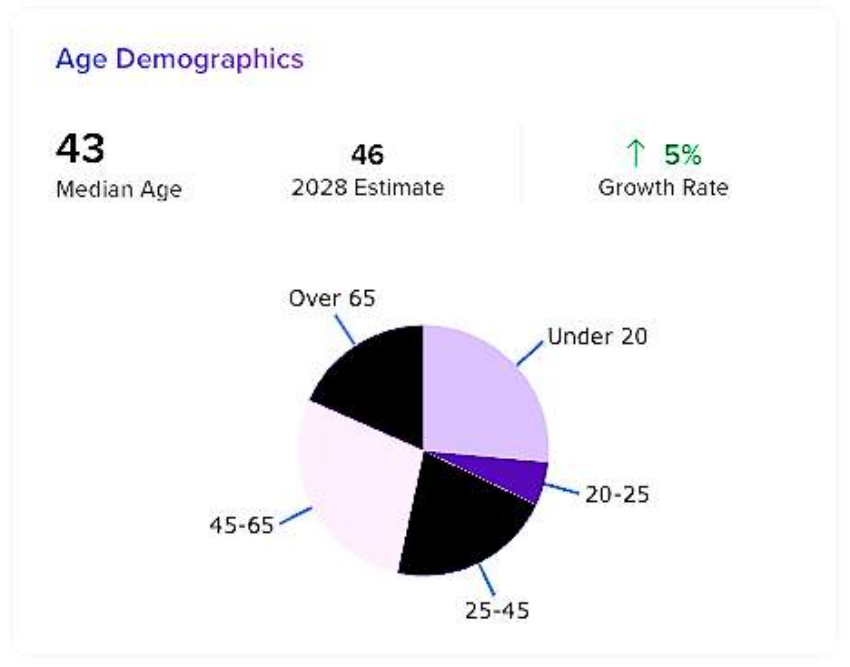


## Age Demographics

### 1 MILE RADIUS



### 3 MILE RADIUS

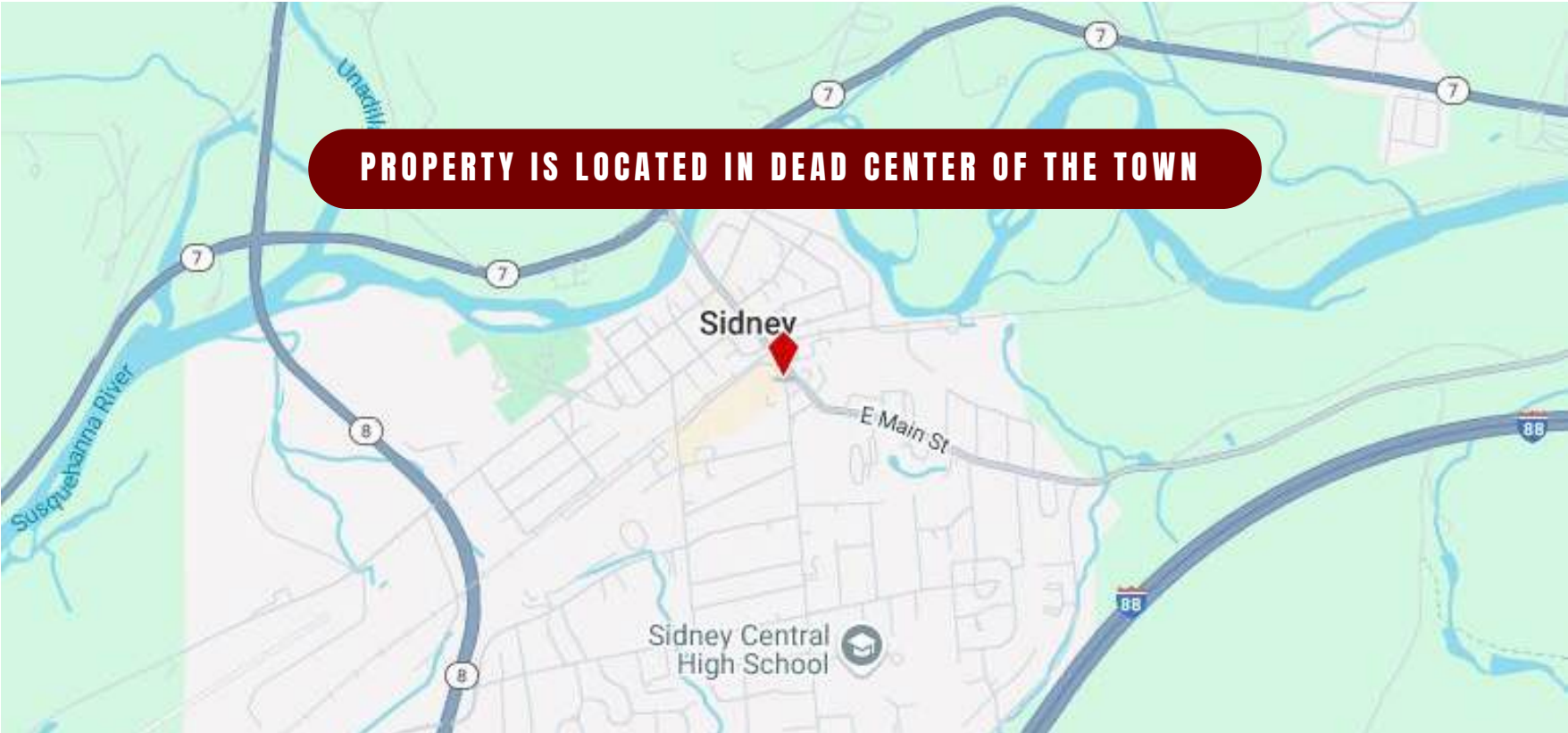


# 3 DORAN LANE - UNIT 2

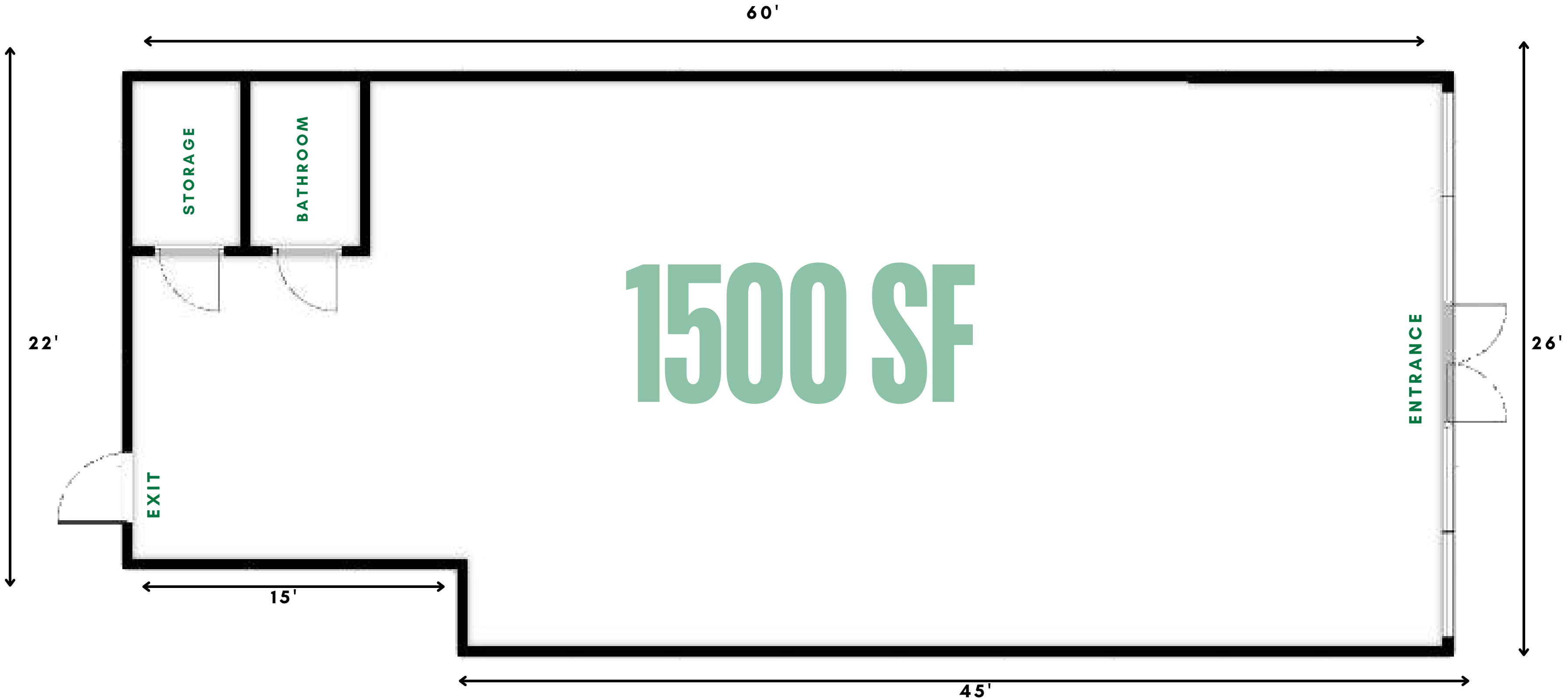
## Description

This newly renovated 1,500 SF retail space at Sidney Plaza Mall offers a prime location with high foot traffic and excellent visibility. This **vanilla box space** is perfect for any business, featuring an open layout and large frontage windows ideal for any business.

SPACE / UNIT	3 DORAN
RSF	1500
RATE	\$1600/MONTH
LEASE TYPE	NNN
SPACE SUBTYPE	RETAIL



# 3 DORAN LANE





# 5 DORAN LANE - UNIT 3

## Description

A prime 24,743 SF retail space, previously occupied by Great American Supermarket, is now available for lease. This spacious and versatile property is ideal for large-scale retail operations, offering ample parking, high visibility, and excellent foot traffic in a bustling commercial area.

SPACE / UNIT	5 DORAN
RSF	24743
RATE	\$5.00/SF/YR
LEASE TYPE	NNN
SPACE SUBTYPE	SUPERMARKET

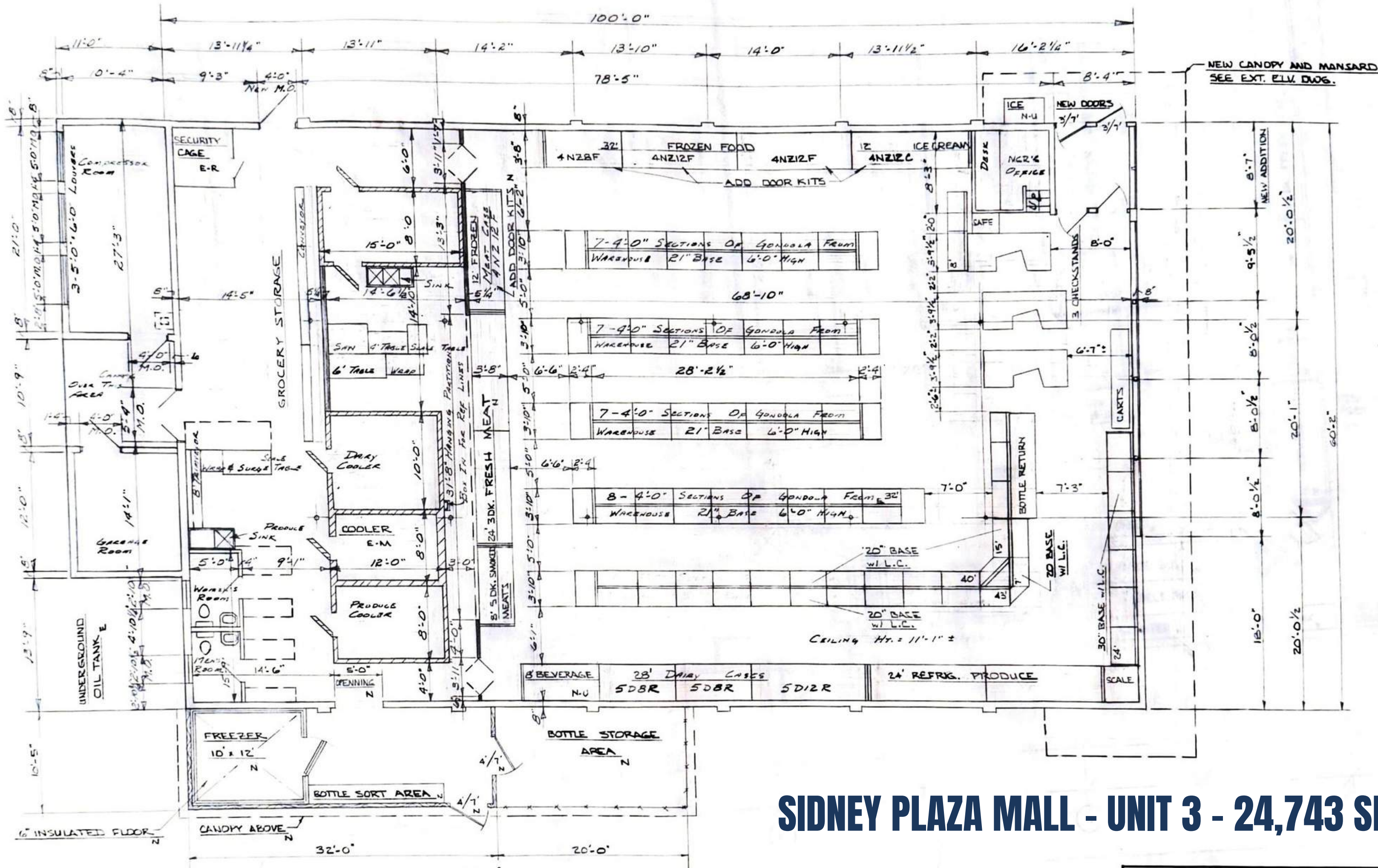
## Lack of Competition ; Opportunistic Location

- No supermarkets are within walking distance of the Sidney town center.
- Sidney has only one supermarket, Price Chopper, located off the highway.
- Local feedback indicates that a new supermarket in this facility would attract significant business, as residents currently travel up to 20 minutes out of town for daily shopping needs.

## Poll

A private poll was conducted anonymously over a four-month period in early to mid-2024, gathering 258 responses from participants both within and outside the Sidney Plaza property. **85.7% of participants would like to see another supermarket filling the current empty space.**





**SIDNEY PLAZA MALL - UNIT 3 - 24,743 SF**

# 11 STEINER RD - UNIT 5

## Description

Prime retail space available in pristine condition, previously occupied by Gordmans discount store. This **turnkey space is move-in ready**, ideal for a variety of retail uses, and offers excellent visibility in a high-traffic area. The store is fully built out, providing a seamless transition for the next tenant.

SPACE / UNIT	11 STEINER RD
RSF	13,120
RATE	\$5.00/SF/YR
LEASE TYPE	NNN
SPACE SUBTYPE	RETAIL

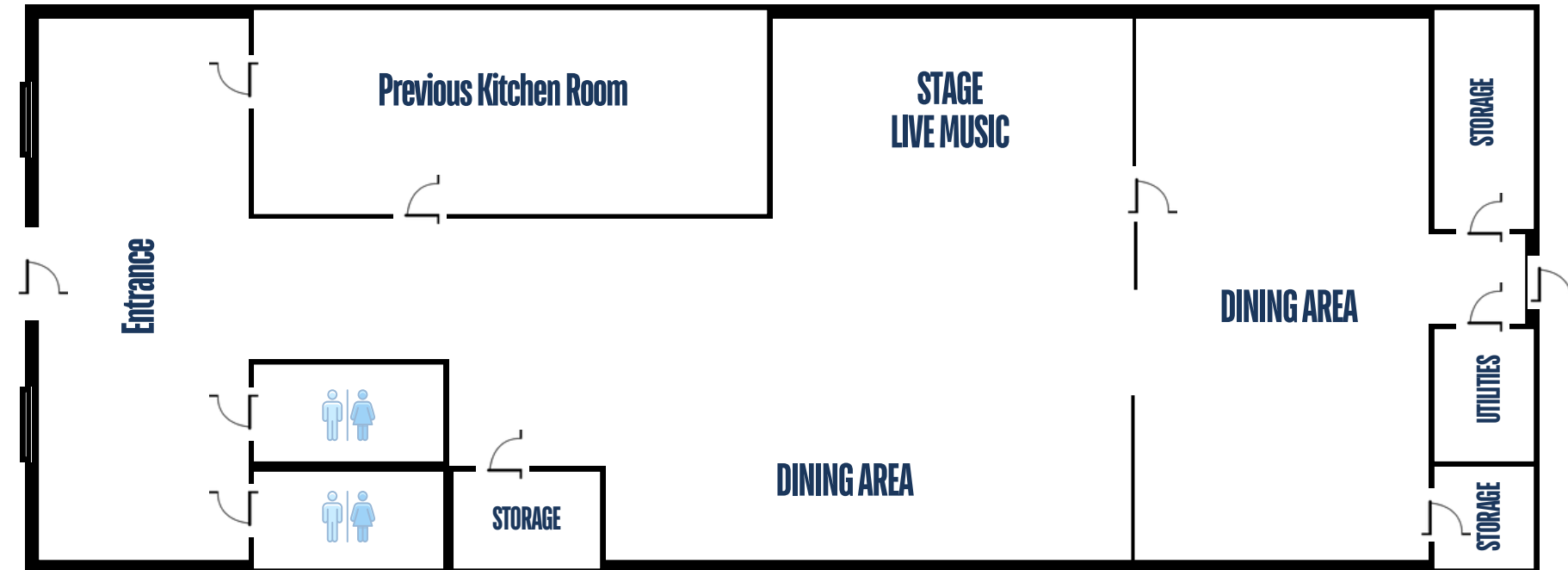


# 9 DORAN LANE - UNIT 6

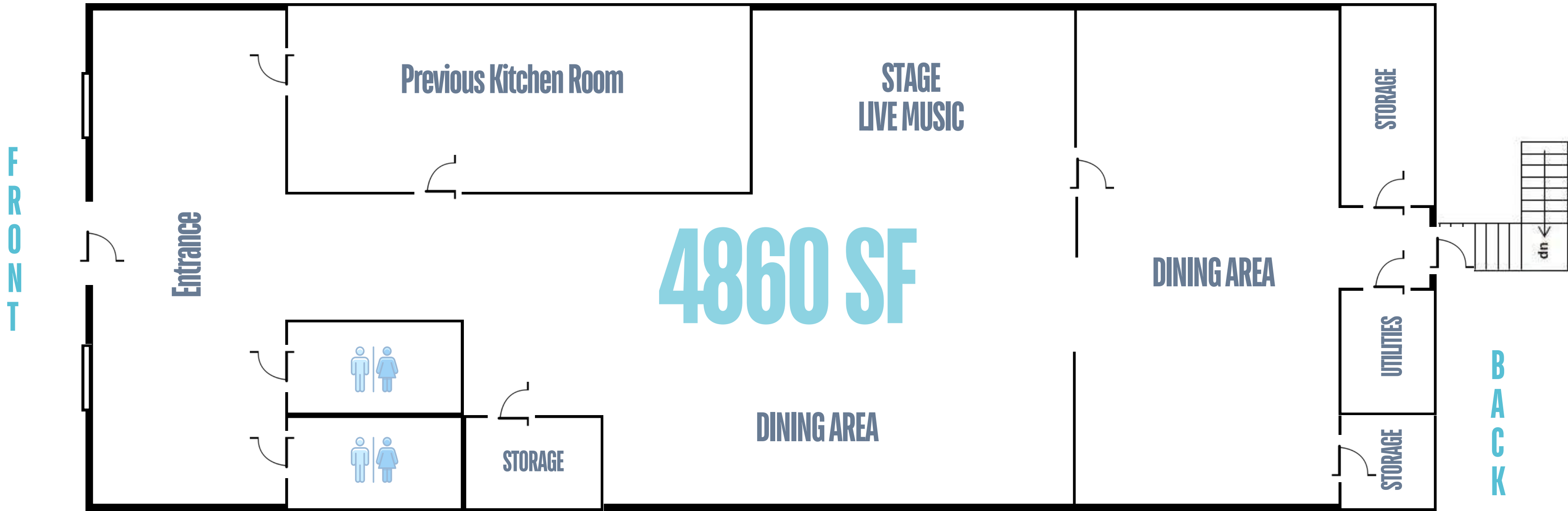
## Description

A well-maintained space, previously home to a thriving Italian restaurant and pizzeria that closed during COVID, is now available for lease in the heart of Sidney. Ideal for any business, including another restaurant, this prime location offers high visibility and strong potential for foot traffic.

<b>SPACE / UNIT</b>	<b>9 DORAN</b>
<b>RSF</b>	<b>4,860</b>
<b>RATE</b>	<b>\$2800/MONTH</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>SPACE SUBTYPE</b>	<b>RESTAURANT</b>



# 9 DORAN LANE - UNIT 6



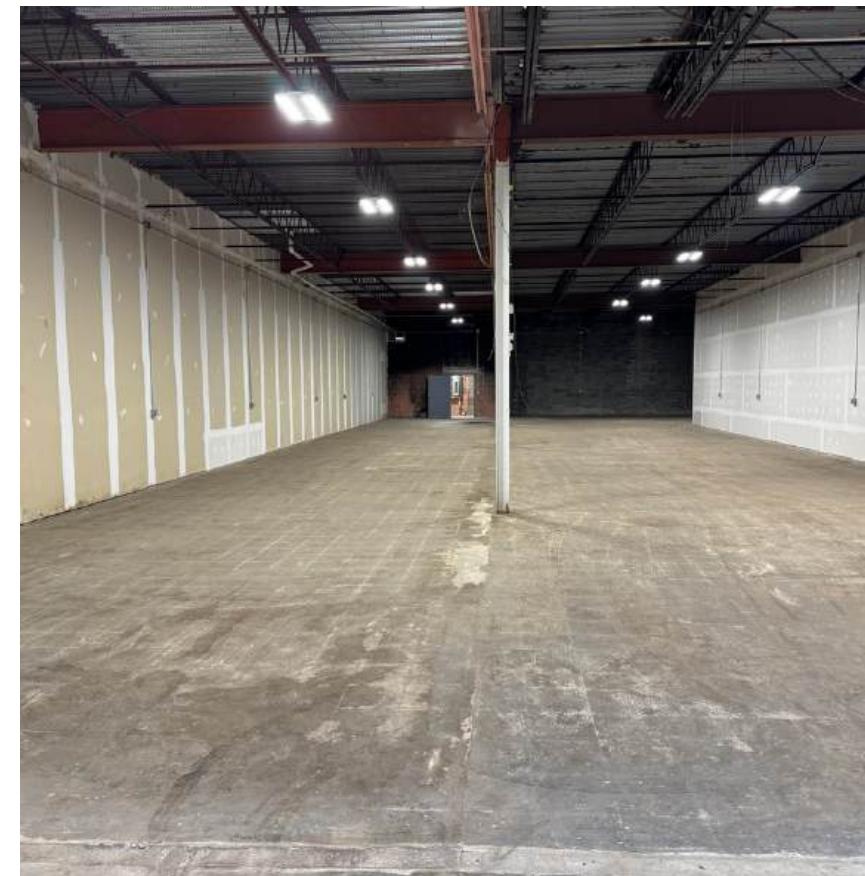
**\*All equipment was rented by previous restaurant - returned after they closed**

# DORAN LANE - UNIT 10

## Description

**NEW UNIT. NEVER PUT OUT TO MARKET,** HAS NOW BEEN TRANSFORMED FOR THE IDEAL SPACE FOR ANY NEW BUSINESS SITUATED RIGHT NEAR THE CORNER DOLLAR TREE STORE, THIS UNIT PROVIDES HIGH TRAFFIC WITHIN THE MALL AND HUGE EXPOSURE FOR ANY BUSINESS. **BRAND NEW VANILLA BOX.**

SPACE / UNIT	UNIT 10
RSF	6540
RATE	\$5450/MONTH
LEASE TYPE	NNN
SPACE SUBTYPE	VANILLA



# DORAN LANE - UNIT 10





**MORE UNITS AND OPTIONS AVAILABLE  
CONTACT FOR PRICING**

<b>Unit W</b>	<b>3000 SF</b>
<b>PAD SITE 1</b>	<b>3000 SF</b>
<b>PAD SITE 2</b>	<b>4500 SF</b>

**SIDNEY PLAZA MALL**