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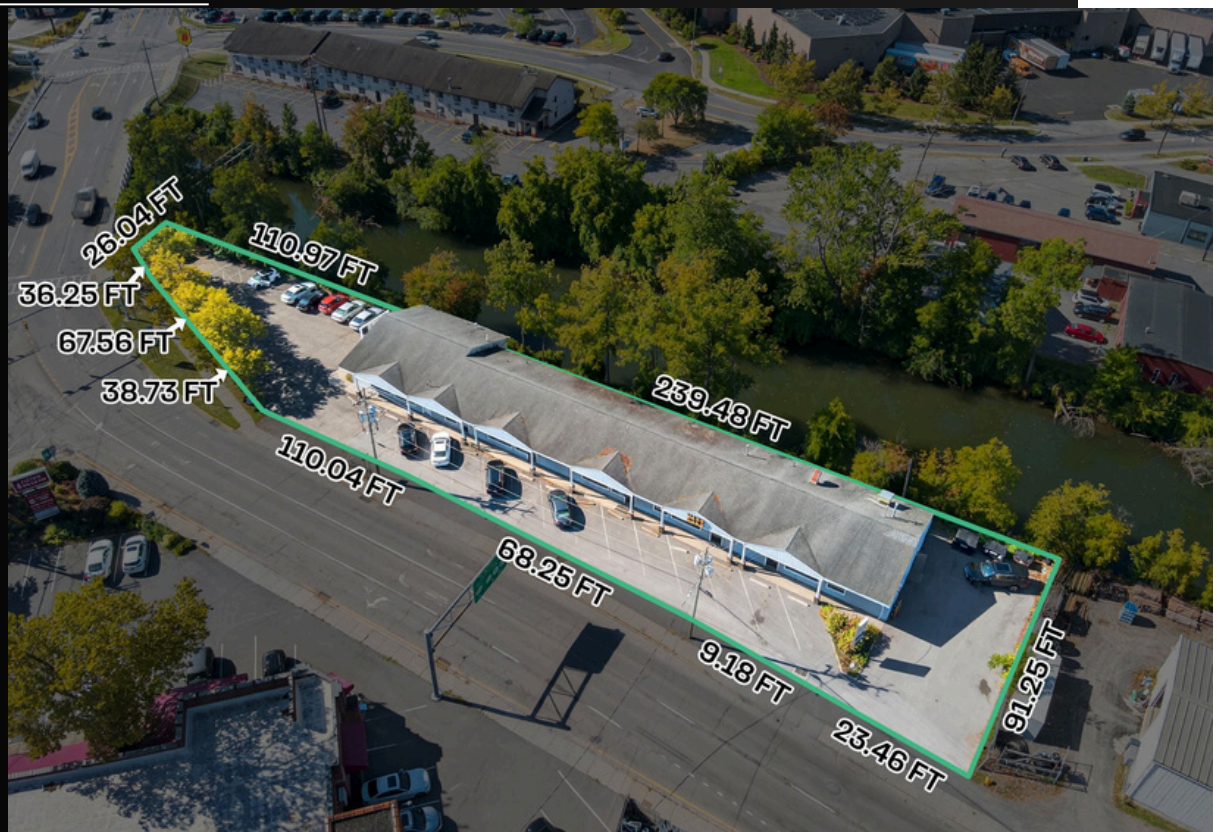
LAMA
COMMERCIAL
REAL ESTATE



INVESTMENT PROPERTY FOR SALE

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2026



FULTON PLAZA ITHACA, NY
220-228 S. Fulton Street

SOUTH FULTON PLAZA HIGHLIGHTS

02



PROPERTY HIGHLIGHTS

- 100% Occupancy
- 6,680 SF
- 6 Units
- 7.53% CAP
- Longstanding Tenants
- Traffic Count +35,000
- Around the corner from
BIG BOX RETAILERS:
Wegmans, Home Goods,
Barnes & Noble, Dicks
Sporting Goods
- .59 Acres
- Zoning COM-1 WE/WF
- Built in 1995
- 20+ Parking Spaces



Jennifer Jones

Associate

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EXECUTIVE SUMMARY

Built in 1995, this well-established retail center has been a cornerstone of the Greater Ithaca community for over 25 years, hosting a roster of successful, long-term tenants. With secure, in-place leases and proven tenant stability, this property offers investors a low-risk, income-generating asset in a highly desirable trade area. Strategically positioned just around the corner from Wegmans, Home Goods, and other national retailers, Fulton Street Plaza enjoys exceptional visibility, easy access, and abundant on-site parking – a rare combination that drives consistent foot traffic and customer convenience. Long-term, creditworthy tenants with established track records further enhance the property's stability, while its prime corner location in a high-demand retail corridor ensures enduring value. Properties of this caliber rarely come to market. Don't miss this exceptional opportunity to acquire a stable, cash-flowing asset with immediate value-add potential in one of Ithaca's most sought-after commercial hubs.

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FINANCIALS



Property Name: South Fulton Plaza

Number of Units: 6

Total Square Feet: 6,845

CAP Rate 7.53%

Asking Price: \$1,500,000-\$219/psf

Gross Annual Income : \$163,860

NOI \$113,01.75

Unit/Tenant	Annual Rent	Monthly Rent	Lease End Date	Lease Status
Sal's Pizza	\$31,200	\$2,600	Sept. 2032	Occupied
OAR	\$33,000	\$2,750	Oct 2027	Occupied
Ashley Nails	\$13,200	\$1,100	Sept . 2030	Occupied
Ithaca Wax	\$26,460	\$2,205	Sept. 2026	Occupied
The Treasure Chest	\$30,000	\$2,500	March 2029	Occupied
Exotic Vapes	\$30,000	\$2,500	Nov. 2028	Occupied

MAP

