

# UNIT 3 - SUPERMARKET

SIDNEY PLAZA MALL (5 DORAN LANE SIDNEY NY 13838)



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**NEWLY RENOVATED EXTERIOR 2024**



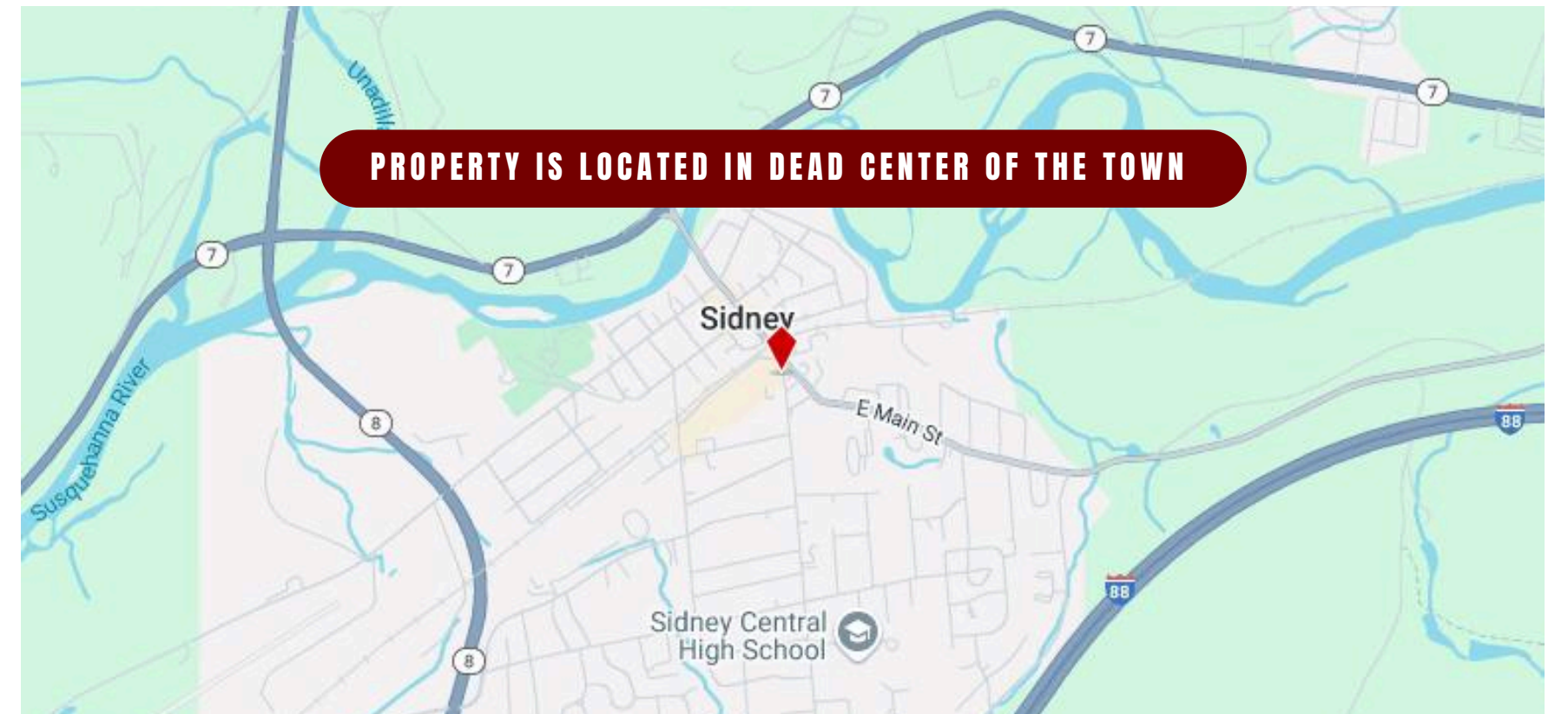
**AVAILABLE FOR LEASE**  
**24,743 SQUARE FEET**  
**UNIT 3**

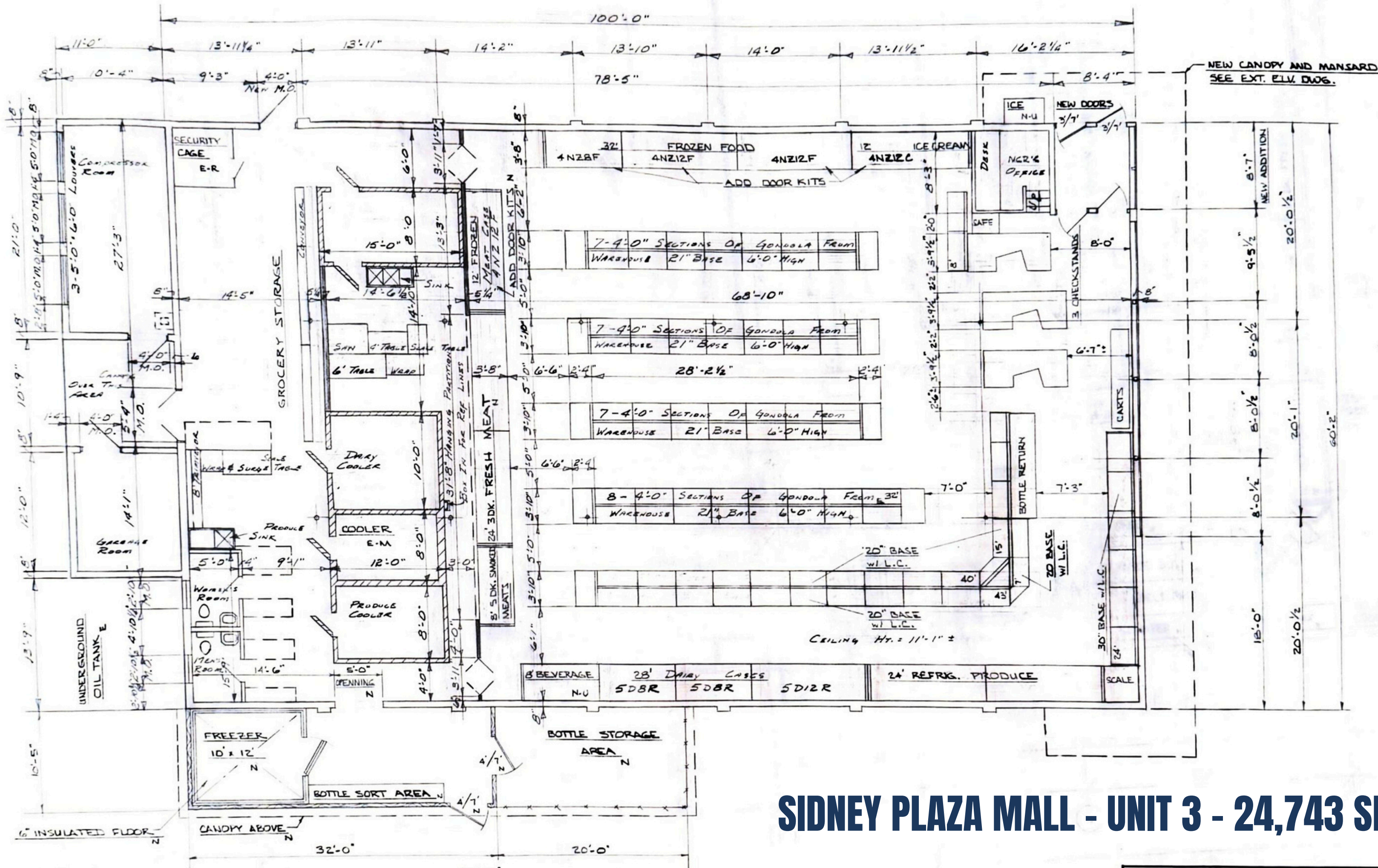
# SIDNEY PLAZA MALL - UNIT 3 - PREVIOUSLY GREAT AMERICAN SUPER MARKET

## 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.

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





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

# STATISTICS & HISTORY

## 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.**

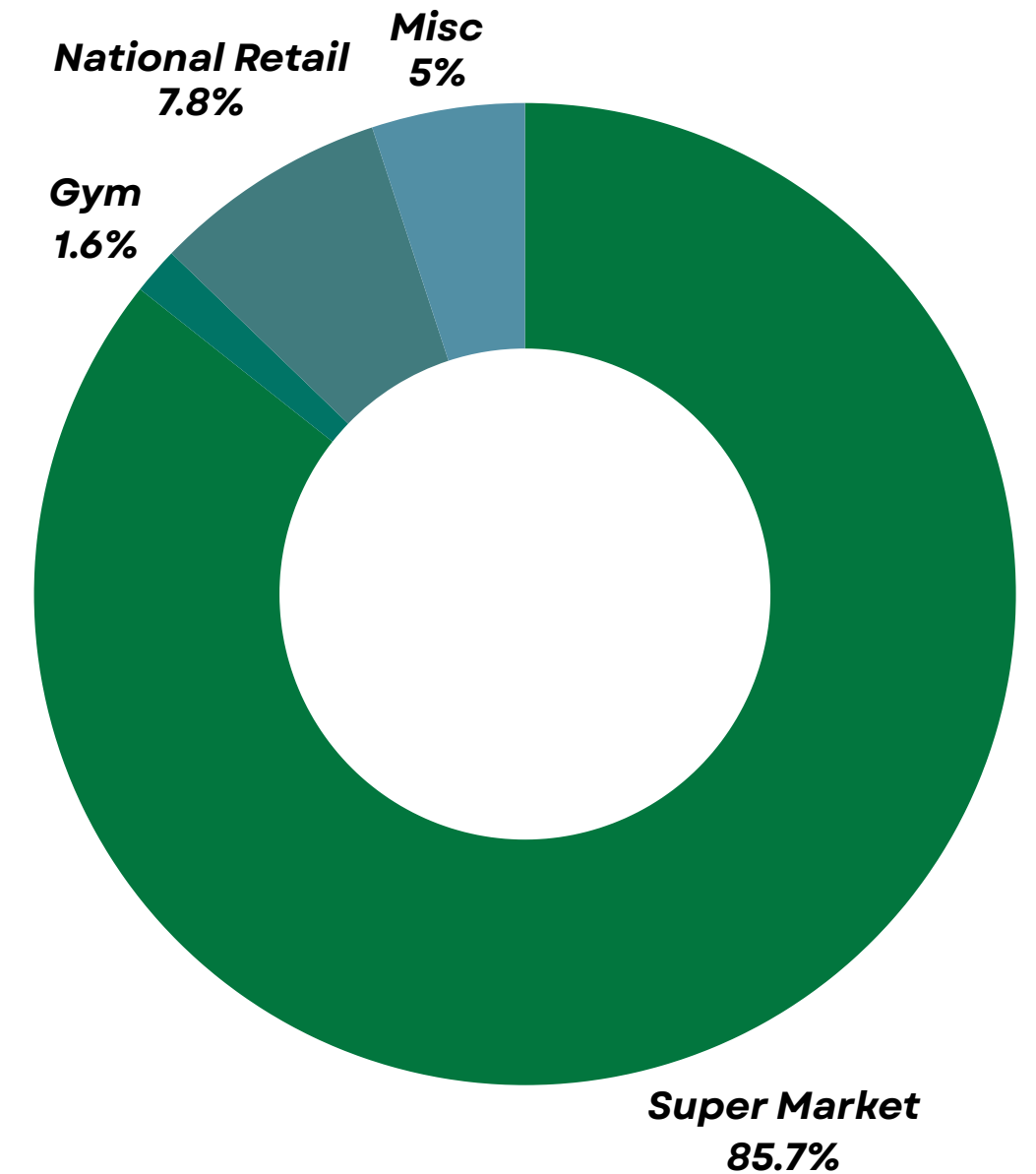
## Lack of Competition ; Opportunistic Location

- 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.

## Previous Supermarket, Great American, What Happened?

Great American occupied this space from the early 2000's until 2020, during which the chain operated over 80 locations across Upstate New York. While most locations closed due to financial pressures, the Sidney store remained one of the last to close, thanks to its local success. However, the impact of COVID-19 ultimately led to its closure.

In recent years, Sidney has experienced a slow but steady population growth, making this location an attractive opportunity for a supermarket to re-enter the market.



*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.*

# STATISTICS & HISTORY

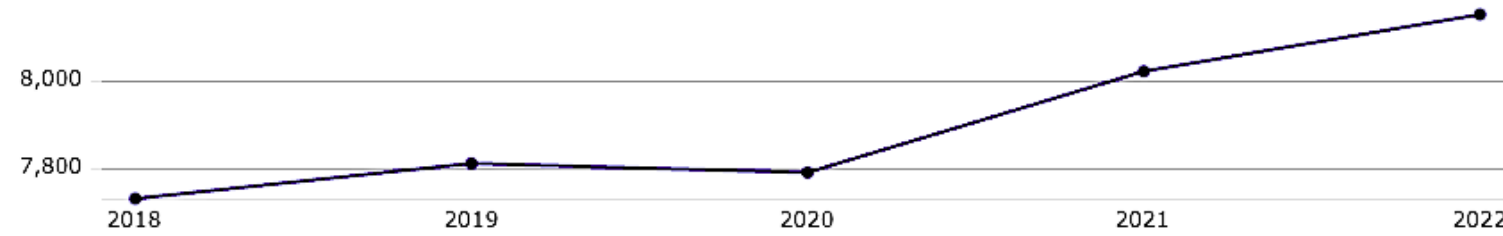
## Population Growth

### 1 MILE RADIUS

Population

**8,155**

↑ **1%** Compared to 8,024 in 2021  
 ↑ **5%** Compared to 7,731 in 2018

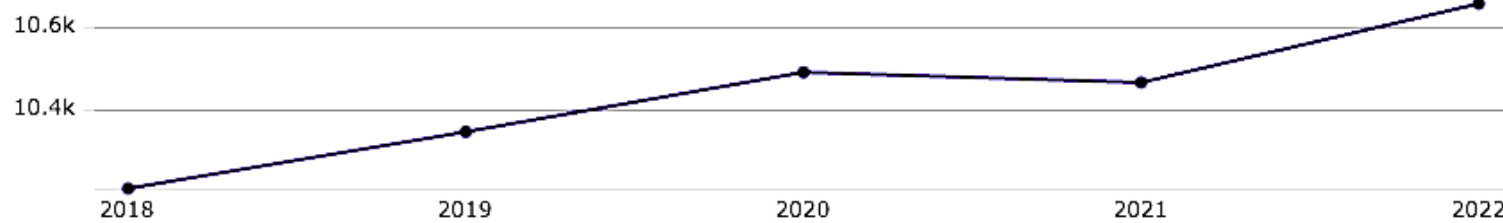


### 3 MILE RADIUS

Population

**10.6k**

↑ **1%** Compared to 10.4k in 2021  
 ↑ **4%** Compared to 10.2k in 2018



## Household Income Growth

### 1 MILE RADIUS

Household Income

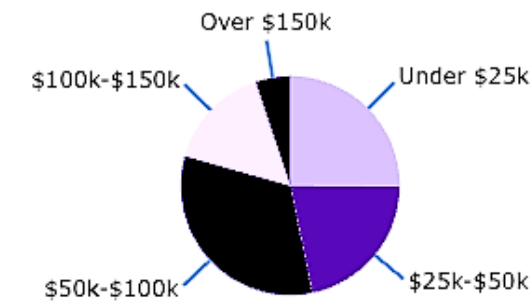
**\$54.4k**

Median Income

**\$56.5k**

2028 Estimate

↑ **4%**  
Growth Rate



### 3 MILE RADIUS

Household Income

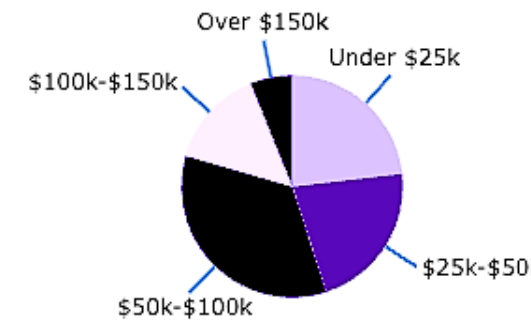
**\$55.9k**

Median Income

**\$57.9k**

2028 Estimate

↑ **4%**  
Growth Rate



## Age Demographics

### 1 MILE RADIUS

Age Demographics

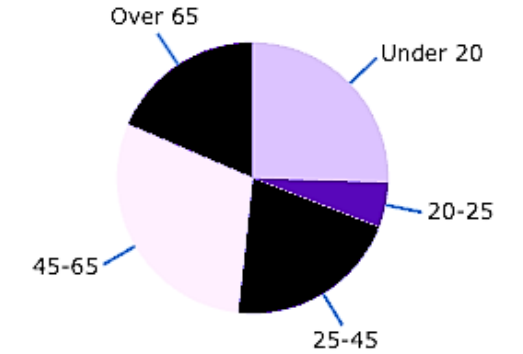
**45**

Median Age

**44**

2028 Estimate

↓ **-3%**  
Growth Rate



### 3 MILE RADIUS

Age Demographics

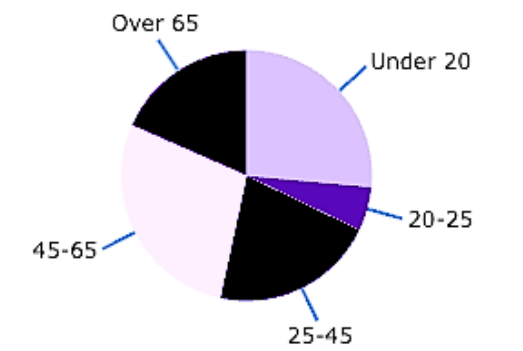
**43**

Median Age

**46**

2028 Estimate

↑ **5%**  
Growth Rate



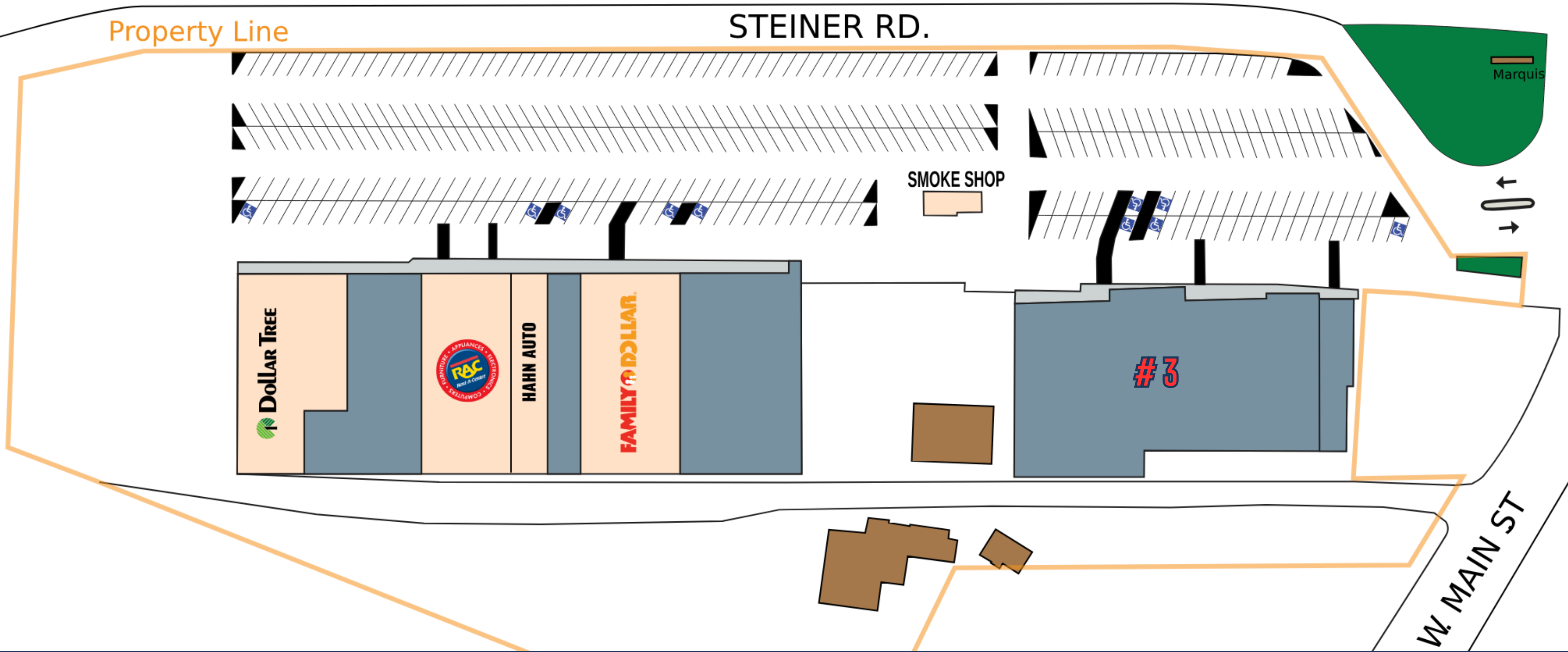
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**MORE UNITS AND OPTIONS AVAILABLE  
CONTACT FOR PRICING**

**SIDNEY PLAZA MALL**

# SIDNEY PLAZA MALL



**NATIONAL TENANTS AT  
SIDNEY PLAZA**

