

FOR LEASE



COMMENTS

- Well-established regional shopping destination serving Oneonta, Otsego County, and surrounding communities.
- Conveniently located on NY-23, just off I-88, with excellent visibility and easy access.
- Anchored by national retailers including JCPenney, TJ Maxx, Dick’s Sporting Goods, and Petco.
- Strong daily traffic driven by a diverse mix of retail, dining, and service-oriented tenants.
- Located near SUNY Oneonta and Hartwick College, providing a steady customer base of students, faculty, and residents.

2025 Demographics

	3 Mile	5 Miles	10 Miles
Population	18,462	21,758	31,712
Average HH Income	\$84,746	\$87,379	\$93,697
Est. Adj. Daytime Demographics (16+)	16,823	19,794	25,750

AVAILABLE SPACE

- 570 SF – 26,403 SF
- 3 potential pad sites

CALL FOR PRICING

Nathan Marks  
Licensed Real Estate Salesperson



Rt. 23 — 14,006 AADT





5006 state highway 23, oneonta, ny



TENANT	SIZE
Dick's Sporting Goods	38,334 SF
JC Penney	36,052 SF
TJ Maxx	24,000 SF
Five Below / Michaels	23,217 SF
Harbor Freight	18,000 SF
Oneonta Cinema	17,726 SF
Petco	11,500 SF
The Shoe Dept	10,341 SF
AT&T	2,880 SF
Mt. Fuji Japanese Restaurant	3,000 SF
Applebee's	5,480 SF
Maurices	4,870 SF
Panera Bread (Pad)	4,100 SF
<b>Available</b>	<b>4,063 SF</b>
Rent-A-Center	5,052 SF
<b>Available</b>	<b>3,832 SF</b>
<b>Available</b>	<b>2,999 SF</b>
<b>Available</b>	<b>2,851 SF</b>
Bath & Body Works	2,691 SF
<b>Available</b>	<b>2,625 SF</b>
Empire Vision	2,633 SF
<b>Available</b>	<b>2,580 SF</b>
<b>Available</b>	<b>2,580 SF</b>
<b>Available</b>	<b>2,495 SF</b>
Azul Mexican	2,225 SF
<b>Available</b>	<b>2,150 SF</b>
<b>Available</b>	<b>1,500 SF</b>
Gamestop	1,445 SF
Cutting Crew	1,065 SF
<b>Available</b>	<b>1,068 SF</b>
Molly's Pizza	1,610 SF
GNC	894 SF
Nail Trix	712 SF
<b>Available</b>	<b>787 SF</b>
<b>Available</b>	<b>600 SF</b>
<b>Available</b>	<b>570 SF</b>
Management Office	426 SF
Piercing Pagoda	160 SF
<b>TOTAL GLA</b>	<b>252,755+/- SF</b>



\* Not to scale - subject to change

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FOR LEASE | Southside Mall | 5006 NY-23 | Oneonta, NY 13820

The map displays the Southside Mall area in Oneonta, NY, situated along the Susquehanna River and Interstate 88. A red circle marks the 'SITE' at 5006 NY-23. Traffic volume data is shown in yellow text: 17,358 AADT on I-88, 16,380 AADT on NY-23, and 14,006 AADT on a road crossing the river. The map is populated with logos for numerous businesses, including Michaels, GameStop, Visionworks, Five Guys, Harbor Freight, Cricket, JCPenney, Bath & Body Works, Petco, Panera, Applebees, Dick's Sporting Goods, Maunices, T.J. Maxx, Walmart, Dunkin', Burger King, McDonald's, Dunkin', Subway, Denny's, Speedway, Dunkin', McDonald's, Starbucks, Harbor Freight Express, Courtyard, BJ's, Taco Bell, Net Bank, Sally Beauty, Dollar Tree, AlDi, Community Bank, Moes, UPS, Aspen Dental, T-Mobile, and Jaxxon Mops. Other landmarks include Neahwa Park, WWI & WWII Memorial to Brotherhood of, and the New Island Forest Trails Trailhead. An inset map in the top right corner shows the location within the Oneonta region, with a red circle indicating the 'SITE' location. The map data is attributed to Google, 2025.

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Value...through performance