



185 CLINTON AVE, CORTLAND, NY 13045

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INTRODUCING



**3246 SOUTH CORTLAND VIRGIL RD.
CORTLANDVILLE, NY**

Overview

This property is the newest property to come on the market in the fast-growing Route 13 corridor commerce zone. The southern portion of the property is in a Cortlandville designated Zone 2, which would allow, with approvals, the potential location for a fuel storage and dispensing station with a retail application as is popular now.

Location/Access:	3246 South Cortland Virgil Road, Cortlandville
Municipality:	Town of Cortlandville, Cortland County
Acreage:	3.82 acres, 3 parcels
Tax Map ID:	105.08-01-14, 205.08-01-7, 105.00-02-02
Zoning:	B-2
Utilities at Site:	Municipal sewer and water are available, as well as natural gas provided by NYSEG and electricity provided by National Grid.

Demographics

3 mile ring	24,140 population
5 mile ring	31,798 population
10 mile ring	50,616 population

Traffic

Traffic at the SITE is estimated at 25,000 to 27,000 AADT. According to NY DOT, traffic count on Route 13 just east of the intersection of Route 281 and Route 13 is 16,661 AADT, and the traffic on route 281 just north of Routes 281 and 13 intersection is 17,056 AADT. Beyond the retail activity of South Cortland (south of the Walmart Supercenter) the traffic count on Route 13 is 10,467 AADT (NY DOT). NY DOT completed construction in 2010 of a major renovation and expansion of the Route 281 corridor from the site NYS Route 222, and will complete the project in 2011 from NYS Route 222 to Interstate 81.

Residential

Located on the hillside immediately to the east of the Cortlandville Crossing Shopping Center is Walden Oaks planned community featuring 250 residential units surrounding the Walden Oaks Golf Course, a public 18-hole course with clubhouse facilities. Interspersed throughout the South Cortland area are residential developments, making the South Cortland area the fastest developing residential neighborhood. In addition, an 800-bed upscale student housing complex was completed in 2011 at the intersection of NYS Routes 281 and 13.

Employers in Close Proximity to the Site

Industries have strong presence in the South Cortland area. The following manufacturers and major employers are located within a two-mile radius:

Pall Trinity Micro Corporation *	650 to 675 employees
PASS World Headquarters, A Division of Pall Corp.	120 employees
Pyrotech	35 employees
Gutchess Lumber Company	200 to 399 employees
SUNY College at Cortland	900+ employees
J.M. Murray Center	200 to 311 employees
Forkay Construction	100 employees
Crown Industrial Corp. *	10 to 24 employees
Cortland Commerce Center	60 to 100 employees
Seneca Automatic Door	25 to 49 employees
Bryne Dairy	25+ employees
Empire Tractor	10 to 15 employees

Retail in the Corridor

R.H. Homer Carpet	Lowe's
Price Chopper	JC Penny's
K-Mart	Marshall's
Applebee's	First Niagara Bank
Ponderosa	Wal-Mart Super Center
A&W	Dunken Donuts
Aldi's	Advanced Auto Parts
Aspen Dental	Sleep Lab
Cortland Nails	Diamond Wireless
McDonald's	First National Bank of Dryden
HEP Sales	Cannon Pools
Maurice's	The Shoe Dept.
Game Stop	Sally's Beauty Supply
GNC	Rue 21
Olympia Sports	NY Nail & Spa
The Tanning Bed	Payless Shoe Source
Cort-Lanes	Empire Vision Works
Osaka Hibachi Sushi	Central Tractor Supply

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