



185 CLINTON AVE, CORTLAND, NY 13045

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For Sale or Lease



**City Shopping Plaza  
172-174 and \*178 Homer Avenue (US Route 11)  
Cortland, New York**

**\$950,000**

Underutilized north end plaza has plenty of room for retail business and offers the opportunity for a skilled developer to repurpose for light manufacturing, assembly, a call center, fitness or other.



**\*Included in the Sale**  
**178 Homer Avenue**  
1,305 SF free standing building  
directly off  
Homer Avenue (US Route 11)  
Lot Size: 127 x 100

# Specifications

Location:	Northside neighborhood
Visibility:	Excellent
Accessibility:	NYS Route 11, 1 mile from Interstate 81, exit 12
Square Footage:	64,127
Parking:	Paved 2.5 acres +/-
Acreage:	5.13
Tax Parcel:	86.25-01-02.000 & *76.80-01-02.000
Road Frontage:	559'
Topography:	Flat, well drained
Zoning:	GB
Gas:	NYSEG
Electricity:	National Grid
Sewer & Water:	Municipal
Environmental:	No known issues. *Clean audit on 178 Homer Ave
Traffic:	To the North: 8,190 ADT predominantly local traffic To the South: 9,973 ADT



# Major Employers in Cortland County

SUNY Cortland	1000+
Cortland Regional Medical Center	700+
Pall Trinity Micro/Pall Trinity	650+
Cortland County Government	650+
KIK Custom Products	600+
Cortland School District	600+
Intertek Testing Services	300+
J.M. Murray Center	200+
Crown Center for Nursing and Rehab.	200+
Cortland Asphalt/Suit Kote	250+
City of Cortland Government	200+

Greek Peak Ski Resort	200+
Gutchess Lumber	150+
Wal-Mart	100+
Community Action Program	100+
Manpower	100+
Albany International	100+
Auxiliary Services Corp.	100+
Onondaga-Cortland-Madison BOCES	100+
NBT Bank, NA	100+
Family Health Network	100+
Lowes Home Improvement	100+



*For more information, contact*

**Steve Cinquanti**

Associate Broker GRI

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*The Trusted Name in Central New York*



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