YAMAN
COMMERCIAL • INDUSTRIAL
185 CLINTON AVE, CORTLAND, NY 13045
607-218-6221 | YAMANCI.COM
607-423-7800 | STEVE CINQUANTI

$589,000

Ready For Development

Overview

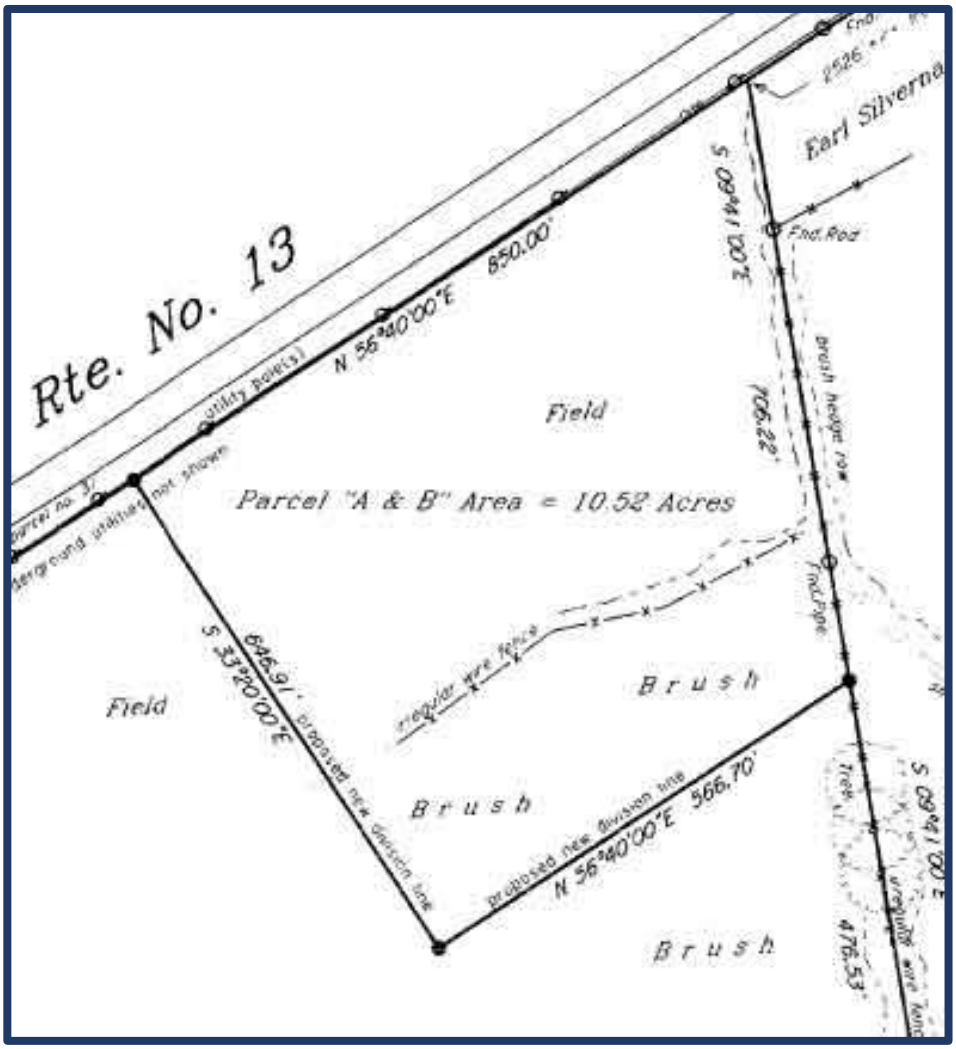
10.52-acres located in the red-hot Route 13 corridor

- ✓ Purchase
- ✓ Build to suit
- ✓ Land Lease
- ✓ Sub-divide

Flat, well drained greenfield site with constant traffic available for your expansion to Cortland. This is the main artery between Ithaca and Cortland to all points north.

Specifications

Location/Access:	654 NYS Route 13, Cortlandville
Municipality:	Town of Cortlandville, Cortland County
Acreage:	10.52
Tax Map ID:	105.00-04-06.000
Zoning:	B-1
ADT:	11,300
Utilities at Site:	High Speed Internet, municipal sewer and water are available, as well as natural gas provided by NYSEG and electricity provided by National Grid.



This information is believed to be accurate and is derived from sources believed to be trustworthy. While it is believed to be correct, the accuracy of the above information has not been confirmed. Yaman Commercial Industrial, its agents and principal do not warrant, guarantee or make any representations with respect to said accuracy. You are responsible for independently confirming the accuracy and completeness of the information.

Points of Interest

Retail in the Corridor

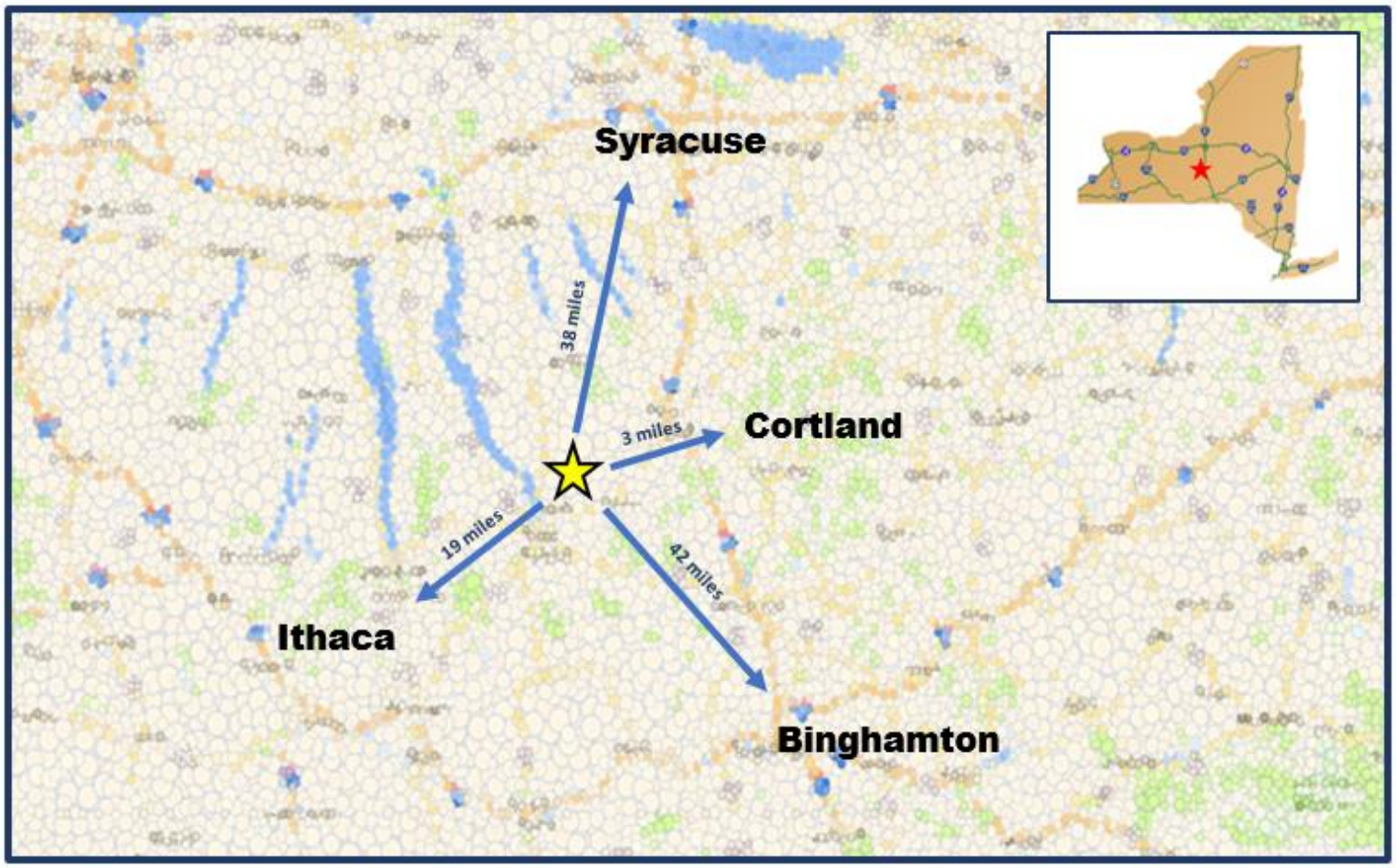
R.H. Homer Carpet	Lowe's
Price Chopper	JC Penney
Doug's Fish Fry	Marshalls
Applebees	First Niagara Bank
Moe's Southwest Grill	Wal-Mart Super Center
A&W	Dunkin' Donuts
Aldi	Advanced Auto Parts
Aspen Dental	Sleep Lab
Central Tractor Supply	Diamond Wireless
McDonald's	First National Bank of Dryden
HEP Sales	Cannon Pools
Maurices	The Shoe Dept.
Game Stop	Sally Beauty Supply
GNC	Rue 21
Olympia Sports	NY Nail & Spa
The Tanning Bed	Payless Shoe Source
Cort-Lanes	Empire Vision Works

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:

	# of Employees
Pall Trinity Micro Corporation	650 to 675
PASS World, A Division of Pall Corp.	12
Pyrotech	35
Gutchess Lumber Company	200 to 399
SUNY College at Cortland	1000+
J.M. Murray Center	200 to 311
Forkey Construction	100
Crown Industrial Corp.	10 to 24
Cortland Commerce Center	60 to 100
Bryne Dairy	25+
Empire Tractor	10 to 15
Walmart	100+
Intertek	300+

Additional Information



Located on the hillside immediately to the northeast 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.

Demographics

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

YAMAN
COMMERCIAL • INDUSTRIAL

185 CLINTON AVE, CORTLAND, NY 13045
607-218-6221 | YAMANCI.COM

Contact: Steve Cinquanti
Associate Broker GRI
Cell: 607-423-7800
Office: 607-218-6221
Email: steve@yaman.com