



**\$850,000**

185 CLINTON AVE, CORTLAND, NY 13045

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607-423-7800 | STEVE CINQUANTI

Available for Sale or Lease



## 840 NYS ROUTE 13 CORTLAND, NY

### Overview

Located in the fast-growing Route 13 corridor between Syracuse and Cornell University. Bordering a Walmart Super Center, the owners would be open for build to suit, land lease or sale. Parcel offers great potential in rapidly expanding commercial area.

#### Demographics:

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

# Features

<b>Accessibility:</b>	Very good accessibility from NYS Route 13. The property is directly accessible from the second curb cut to Cortlandville Crossing and is accessible from the parking lot.
<b>Acreage:</b>	Approximately .8 acre
<b>Tax Map ID:</b>	95.20-02-07.000
<b>Zoning:</b>	Planned Commercial Business B-3 District
<b>Road Frontage:</b>	218.45' on NYS Route 281
<b>Parking:</b>	This property has a cross-easement with Cortlandville Crossing Shopping that provides for overflow parking in conjunction with this parcel.

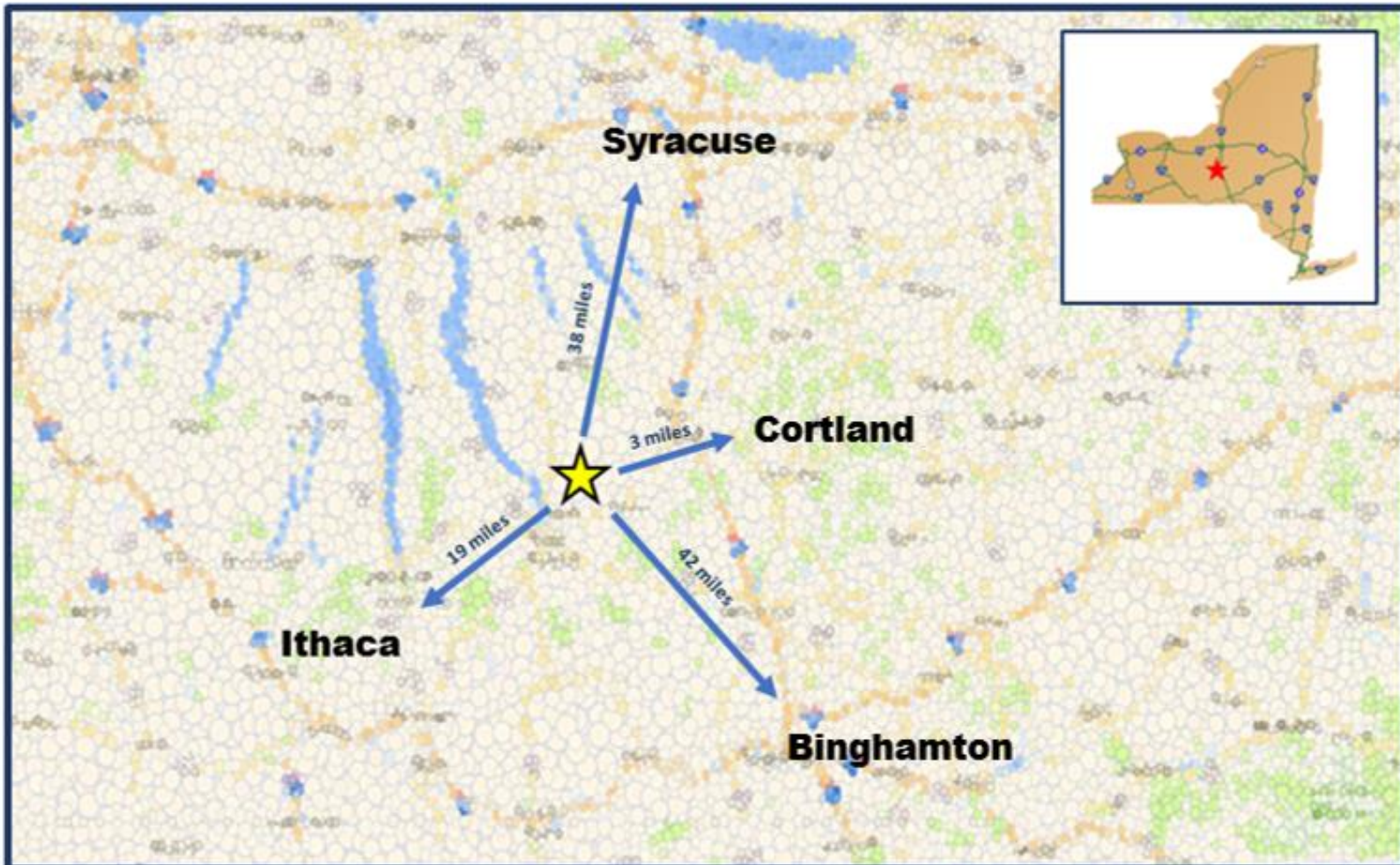
# Points of Interest



## Retail in the Corridor

R.H. Homer Carpet  
Price Chopper  
Tarson Pools & Spas  
Applebees  
Ponderosa  
A&W  
Aldi  
Aspen Dental  
Central Tractor Supply  
McDonald's  
HEP Sales  
Maurices  
Game Stop  
GNC  
Olympia Sports  
Country Max  
Cort-Lanes

Lowe's  
JC Penney  
Marshalls  
First Niagara Bank  
Wal-Mart Super Center  
Dunkin' Donuts  
Advanced Auto Parts  
Sleep Lab  
Diamond Wireless  
First National Bank of Dryden  
Cannon Pools  
The Shoe Dept.  
Sally Beauty Supply  
Dollar Tree  
Cortland Nails  
Payless Shoe Source  
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 to ten 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	1000+ employees
J.M. Murray Center	200 to 311 employees
Forkey Construction	100 employees
Crown Industrial Corp.	10 to 24 employees
Cortland Commerce Center	60 to 100 employees
Bryne Dairy	25+ employees
Empire Tractor	10 to 15 employees
Wal-Mart	100+ employees
Marietta Corporation	600+ employees
Greek Peak Ski Resort	200+ employees

## Traffic

Per NY DOT, traffic count on Route 13 just east of the intersection of Route 281 and Route 13 is 16,013 AADT, and the traffic on Route 281 just north of Routes 281 and 13 intersection is 17,098 AADT. Beyond the retail activity of South Cortland (south of the Walmart Supercenter) the traffic count on Route 13 is 11,312 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 2017 from NYS Route 222 to Interstate 81.



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