



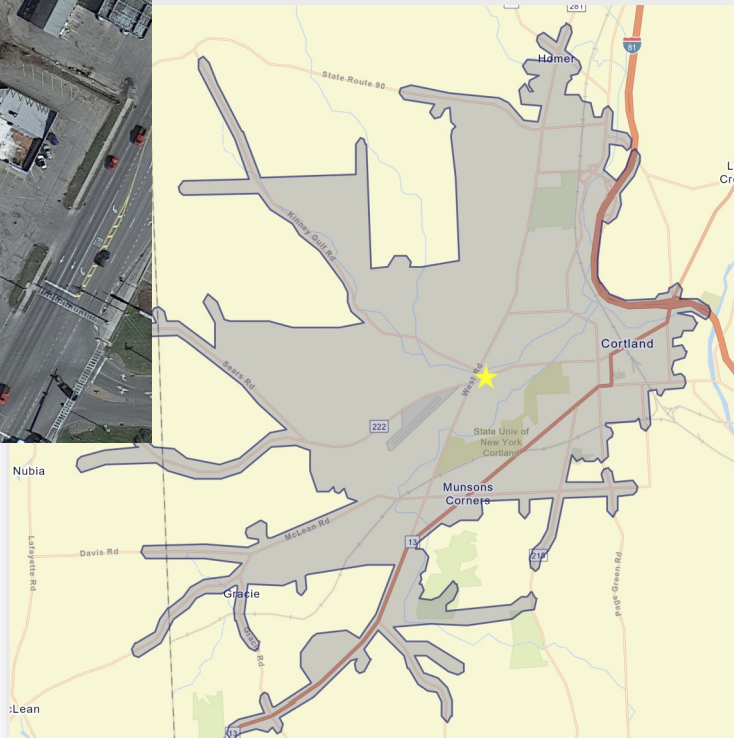
14 Unit Community Plaza + Self Storage 100% Occupied



Two Solid Anchors—NOI \$194,000

Located at the western edge of the city of Cortland this plaza is situated in the center of a busy retail hub and directly in the main route between Syracuse and Ithaca. 45% of the county population lives within 7 minutes of this Community Plaza. Signaled access off the heavily traveled NY-281.

\$1,975,000



WITHIN 7 MINUTES

- ◆ **22,170 Population**
- ◆ **1,013 Businesses**
- ◆ **16,412 Employees**

FAST FACTS

GPI:	\$288,400
Access:	Signaled
Signage:	Freestanding Pylon at Rt 281
Municipality:	Cortlandville
Zoning:	B-3 Retail and Commercial Business
Parking:	4.48 parking ratio
Traffic:	17,500ADT at the signal





MAJOR EMPLOYERS

SUNY Cortland	1000+
Cortland Regional Medical Center	700+
Pall Corporation	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+



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