

AVAILABLE

3548 West Road (Route 281)

Cortland, New York 13045



Retail On Prime Corridor



## 12,000± SF Freestanding Building

### Property Highlights

- 12,000± SF freestanding retail on prime corridor in Cortland, New York
- Excellent visibility and access
- Near SUNY Cortland and prime retail in the area
- Roll up door for deliveries at the rear
- Ample parking
- Building in good condition
- Owner will consider demising space

Demographic	3 Mile	5 Miles	10 Miles
Population	21,817	29,906	48,877
Households	8,419	11,709	19,464
Average H.H. Income	\$75,472	\$82,672	\$90,341
Daytime Employees	14,033	19,155	23,983

Source: ESRI Business Analyst 2022

Traffic Counts	
West Road (Route 281)	14,948 AADT
Tompkins Street (Route 13)	15,994 AADT

Source: NYS DOT 2019

### Contact

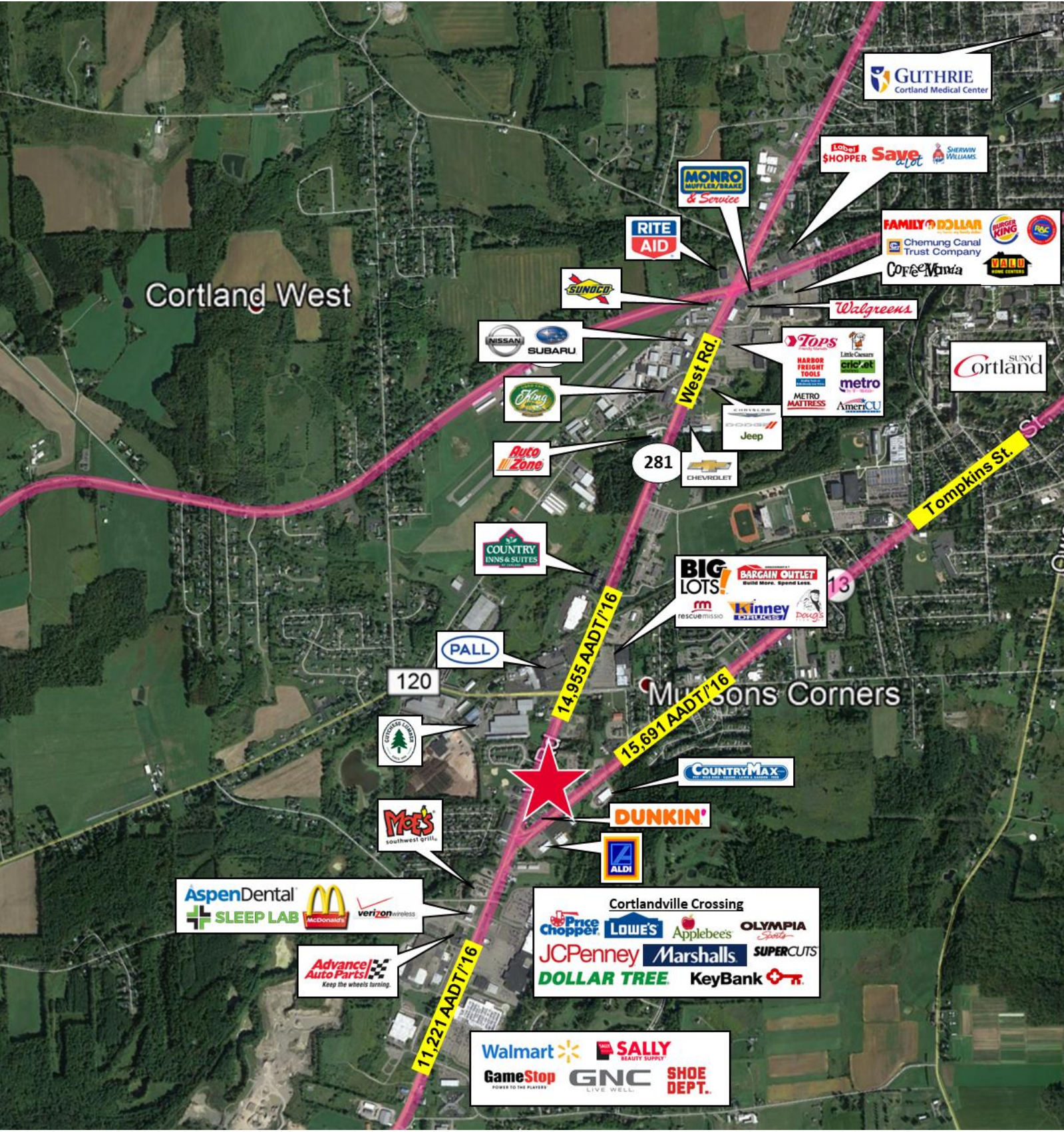
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