

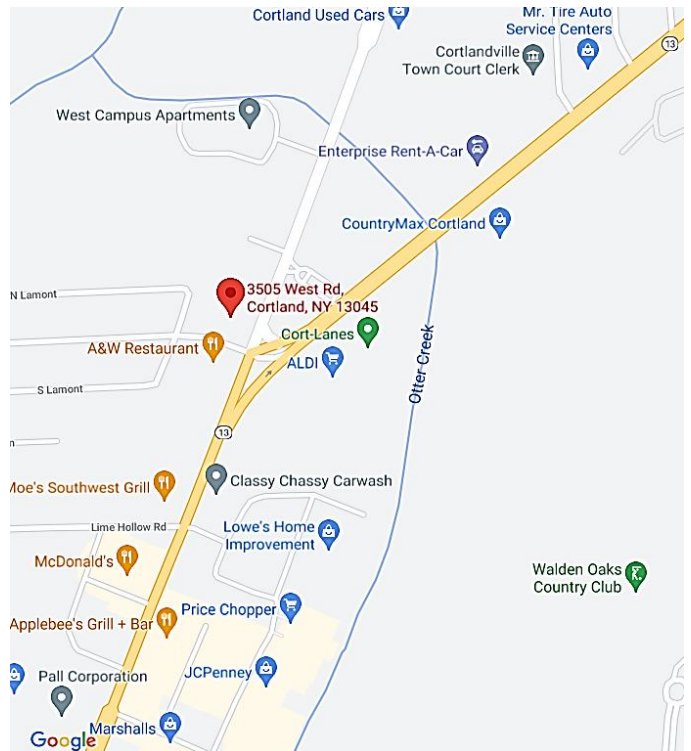
EXCLUSIVE



Features

- Premier free-standing building in Cortland County
- Great retail location surrounded by big boxes, restaurants and neighborhood centers
- Close to SUNY Cortland campus and housing
- Superior corner location with lighted intersection
- Fantastic signage and visibility, on-site parking
- Also suitable for office or medical conversion
- High traffic count 15,664 AADT

DETAILS	
BUILDING SIZE	26,640 SF
ASKING	\$1,400,000
LOT SIZE	1.80 Acres
TAX ID	95.16-01-24.100



For more information, please contact:

Patricia "Trish" A. Grassi
Real Estate Salesperson
 607.754.5990 ext. 312
 tgrassi@pyramidbrokerage.com

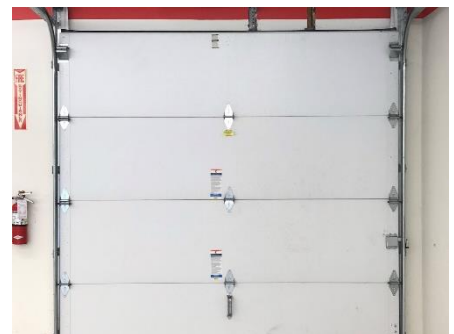
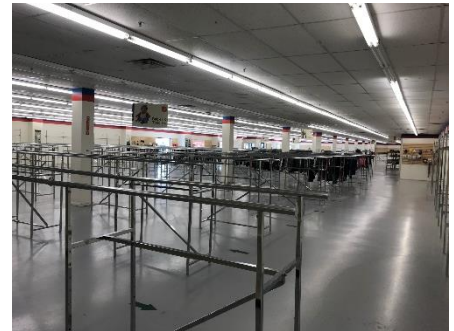
84 Court Street, Suite 300
 Binghamton, New York 13901
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FOR SALE

3505 West Road (Route 281)

Cortlandville, NY





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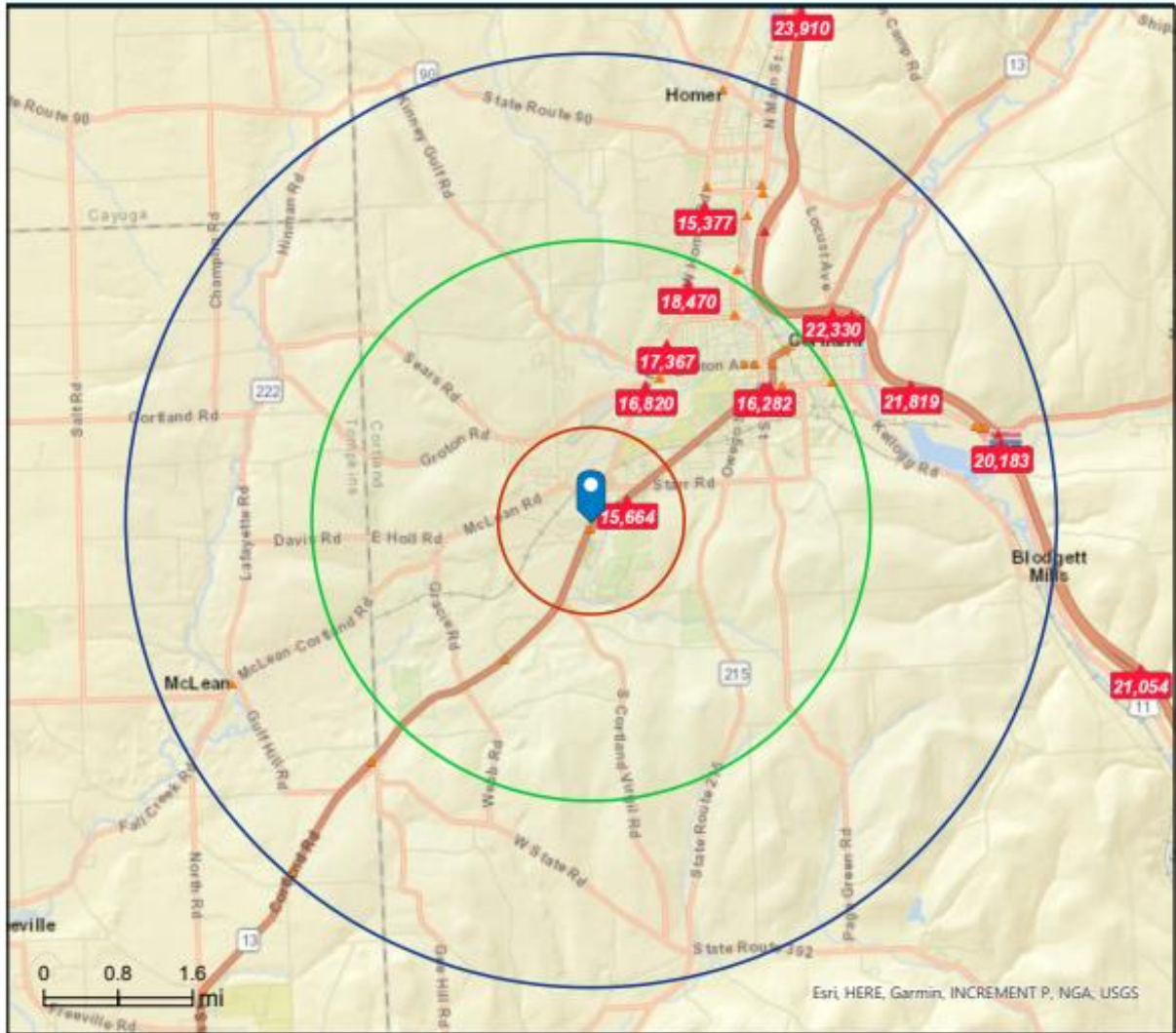
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Traffic Count Map

3505 West Rd, Cortland, New York, 13045
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.57683
Longitude: -76.21605



DEMOGRAPHICS – 3 Mile Radius

22,062

Population

30.7

Median Age



907

Total Businesses



12,358

Total Employees



2.3

Average Household Size

\$48,716

Median Household Income