

# CORTLANDVILLE CROSSING SHOPPING CENTER

848-854 STATE ROUTE 13 | CORTLAND, NY 13045

## FOR SALE

*GROCERY-ANCHORED VALUE-ADD  
SHOPPING CENTER*



**ASKING PRICE: \$6,500,000**  
**PRICE/SF: \$25/SF**

### PROPERTY INFORMATION

ADDRESS	854 Route 13
CITY STATE ZIP	Cortland, NY 13045
LOT ACREAGE	21.63
BUILDING SF	260,319
ASKING PRICE	\$6,500,000
CURRENT OCCUPANCY	49%
PROPERTY TAX	\$415,309

### INVESTMENT HIGHLIGHTS

The subject property is a multi-tenant Price-Chopper, Marshall's, Dollar Tree and JCPenney-anchored shopping center situated on the east side of State Route-13, 3 miles southwest of central downtown Cortland and 21 miles east of Ithaca.

The approximately 260,319 SF supermarket-anchored center is tenanted by a mix of national and regional tenants and is currently 49% occupied, offering investors a significant value-add opportunity. The property is bordered to the north by Lowe's and to the South by a Super Walmart. Both Lowe's and Walmart own their parcels.

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## PROPERTY PHOTOS



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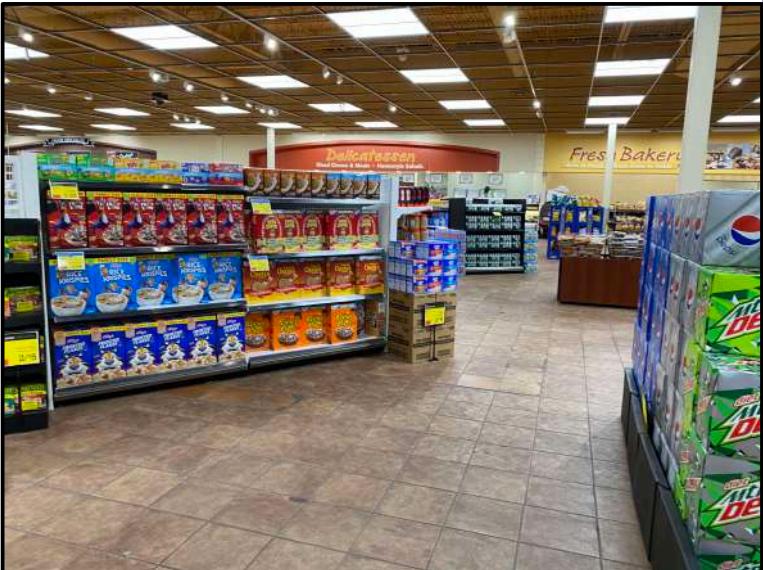
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## PRICE CHOPPER INTERIOR



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## DEDICATED PYLON



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## NEIGHBORING LOWE'S & WALMART



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