



WEST GATE PLAZA

3505 West Rd, Cortland, NY 13045



PROPERTY DESCRIPTION

Claim your spot in the beautiful West Gate Plaza today! These spaces are open, bright, and ready for whatever use your business requires. This location benefits from a four way light, high traffic count, and unbeatable visibility. This newly-renovated building is surrounded by established business and has plenty of parking for your employees and customers. Tenants pay \$18/sf, plus \$3 CAMS, and will pay only electric and water/sewer. Call Ashley or Steph to schedule your tour!

PROPERTY HIGHLIGHTS

- 10 available spaces with separated utilities
- Vanilla and ready for buildout
- Spaces can be combined and customized
- Freight elevator between lower level and ground floor
- Shared loading dock with overhead door
- Each unit prepped with private restroom

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/month (MG)
Number of Units:	10
Available SF:	1,600 SF
Lot Size:	78,408 SF
Building Size:	19,620 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	330	1,005
Total Population	601	908	2,601
Average HH Income	\$77,516	\$79,608	\$90,255

STEPH JACOBSON

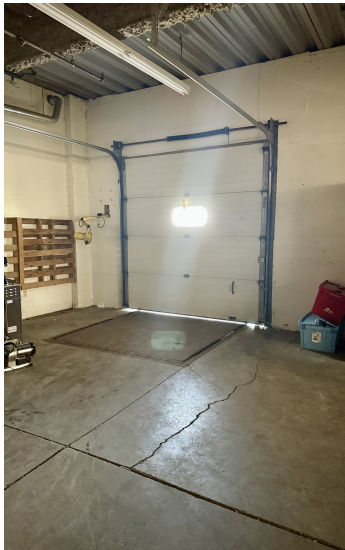
Commercial Real Estate Salesperson
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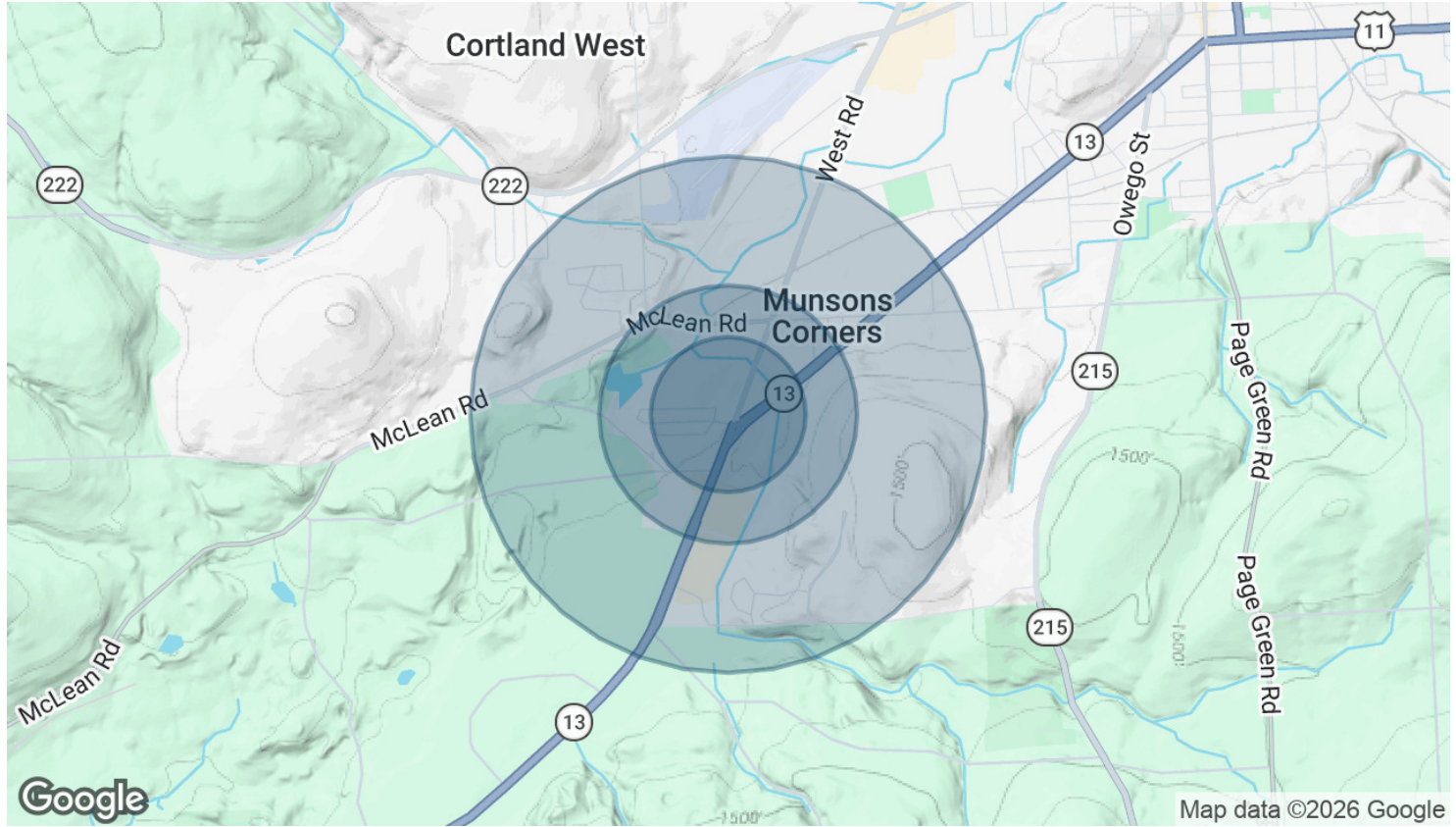


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	601	908	2,601
Average Age	36	37	41
Average Age (Male)	35	36	39
Average Age (Female)	36	38	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	330	1,005
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$77,516	\$79,608	\$90,255
Average House Value	\$168,287	\$170,149	\$181,859

Demographics data derived from AlphaMap

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