

RETAIL PROPERTY FOR SALE

Highway View Plaza

1102-1104 Route 222,
Cortland, NY 13045

OFFERING MEMORANDUM



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Information

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

A huge price reduction has been announced on this high-visibility retail opportunity. Located in a busy commercial corridor, this versatile space offers excellent frontage, prominent signage, strong traffic, ample parking, and flexible layout options for retail, service, boutique, or quick-serve uses.

Just 2 miles from I-81 and Walmart, the property serves an established residential and commercial trade area. Share this updated opportunity with your clients looking for a well-positioned business location.

Contact me for additional details.

PROPERTY HIGHLIGHTS

- Prominent signage opportunities along a busy corridor
- Ample on-site parking with easy ingress/egress
- Strong co-tenancy mix that drives consistent foot traffic
- Flexible floor plan suitable for retail, boutique, service, or quick-serve concepts
- Surrounded by dense residential neighborhoods and complementary businesses
- Unbeatable location—2 miles from I-81 on & off ramp and Walmart

OFFERING SUMMARY

Sale Price:	\$249,000
Number of Units:	2
Lot Size:	0.33 Acres
Building Size:	3,528 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	30	386	2,280
Total Population	66	907	8,011
Average HH Income	\$104,127	\$98,382	\$100,727

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ADDITIONAL PHOTOS

Retail Property For Sale



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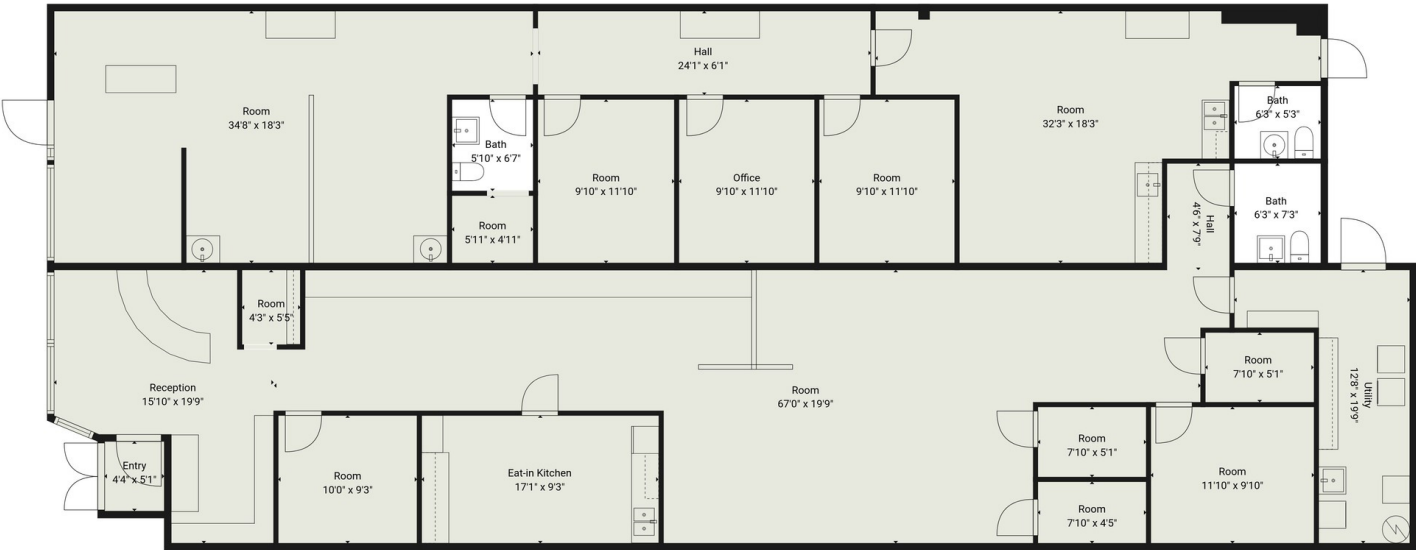
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FLOOR PLANS

Retail Property For Sale



TOTAL: 3612 sq. ft

1st floor: 3612 sq. ft

EXCLUDED AREAS: WALLS: 137 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

MANNA MEDIA INC.

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LOCATION MAP

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Demographics

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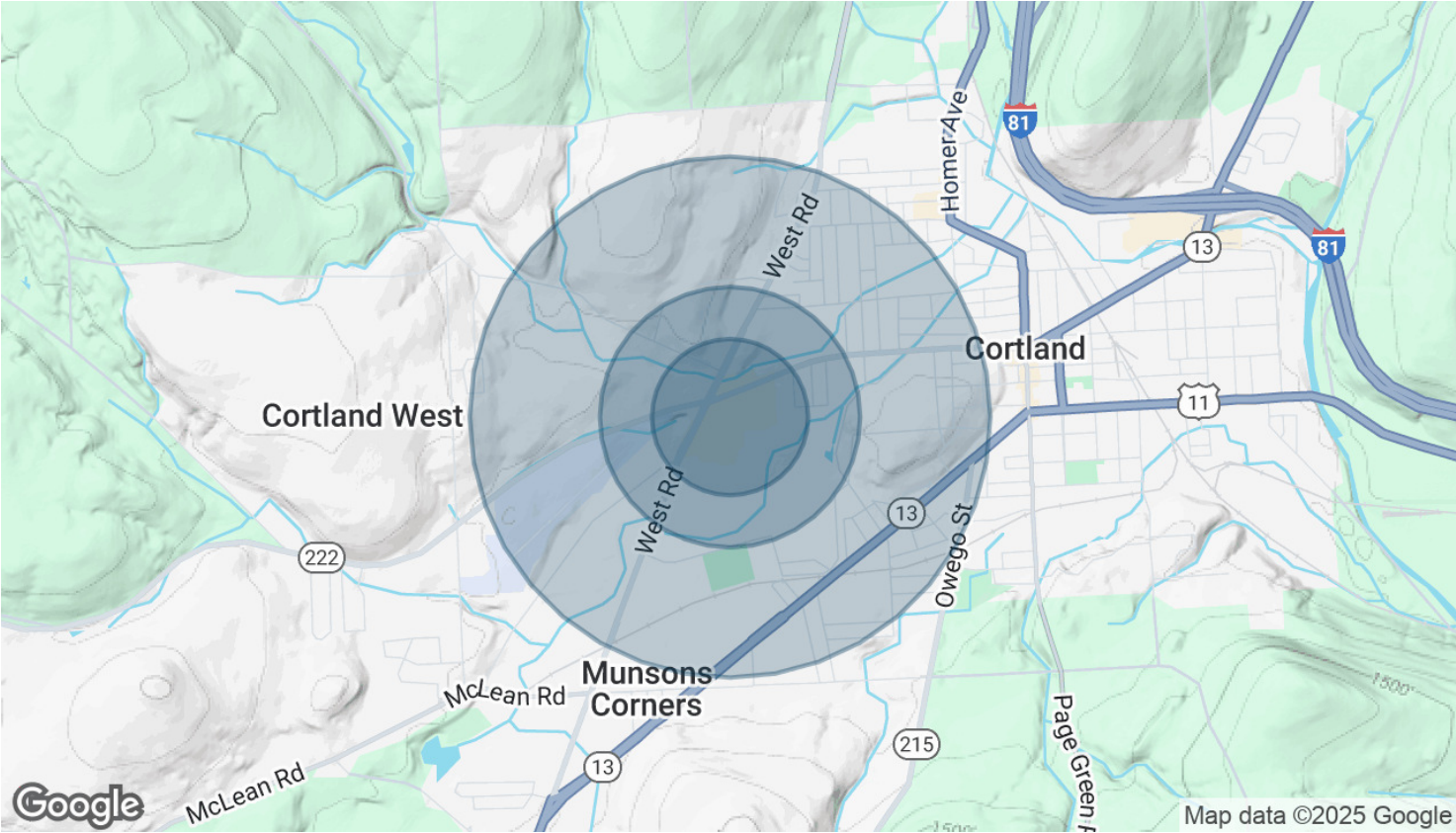
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DEMOGRAPHICS MAP & REPORT

Retail Property For Sale



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	66	907	8,011
Average Age	47	44	35
Average Age (Male)	45	42	34
Average Age (Female)	48	45	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	30	386	2,280
# of Persons per HH	2.2	2.3	3.5
Average HH Income	\$104,127	\$98,382	\$100,727
Average House Value	\$235,740	\$193,550	\$190,418

Demographics data derived from AlphaMap

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Advisor Bios

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A lifelong resident of Cortland and the Finger Lakes region, Ashley Warfield brings a deep understanding of Central New York's communities and market dynamics to every transaction. As Treasurer for the Syracuse Chapter of the New York State Commercial Association of REALTORS® (NYSCAR), she actively contributes to advancing the state's commercial real estate industry while helping clients achieve their business and investment goals.

Backed by Yaman Commercial's record of over 100 years of combined experience, Ashley delivers trusted guidance and local expertise to both buyers and sellers. Her success is driven by strong communication, organization, and an unwavering dedication to her clients.

Outside of real estate, Ashley enjoys gardening, camping, and spending time with her four children.

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Originally from Liverpool, NY, Jeff Guida began his real estate career in 2010 and quickly built a reputation for his professionalism, integrity, and relationship-driven approach. Now based in Cortland, Jeff serves clients throughout Central New York, including Cortland, Syracuse, and Ithaca.

Working alongside Yaman Commercial's experienced team, which has achieved \$400M+ in sales and 1,250+ transactions, Jeff combines personal attention with a data-driven approach to help clients meet their commercial goals. His focus on relationships and understanding each client's vision sets him apart in Central New York's evolving market.

When he's not working with clients, Jeff enjoys gardening, movies, and spending time with his wife and three children.

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