

FOR SALE

7,410± SF MIXED-USE BUILDING

Property Highlights

- 7,410± SF mixed used building situated in the heart of Downtown Cortland across from Central Ave
- Ground level retail / office/service space currently occupied by State Farm Insurance
- Upper two floors are vacant and gutted, ready for conversion to multiple apartment units
- Surrounded by several successful local retailers and restaurants included Community Restaurant (95+ years) and Harry Tony's (~20 years)
- In 2017, Cortland was awarded \$10 million in DRI funding transforming downtown; improvements include making downtown more pedestrian friendly, improving traffic safety and access to business and modernizing aging infrastructure
- In 2025 Main Street returned to two-way traffic after being a one-way for more than 50 years; national trends have shown two-way traffic increases foot traffic and supports downtown retail and dining
- Property is located approximately 0.5 miles from SUNY Cortland campus (2025 enrollment 6,981 student)

Demographic	1 Mile	3 Miles	5 Miles
Population	15,174	25,102	30,269
Households	5,902	10,094	12,236
Average H.H. Income	\$69,674	\$78,792	\$82,015
Daytime Employees	7,695	15,536	16,996

Source: ESRI Business Analyst 2025

Traffic Counts

Main Street	6,335 AADT
Central Ave	1,597 AADT
Tompkins Street (Rt. 13)	15,710 AADT

Source: NYS DOT 2024



EXCLUSIVE CONTACT

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