

FOR LEASE

879 NY ROUTE 13, CORTLAND, NY 13045

Caliber
Commercial Brokerage



2,600 ±
SF AVAILABLE



17,194
VEHICLES PER DAY

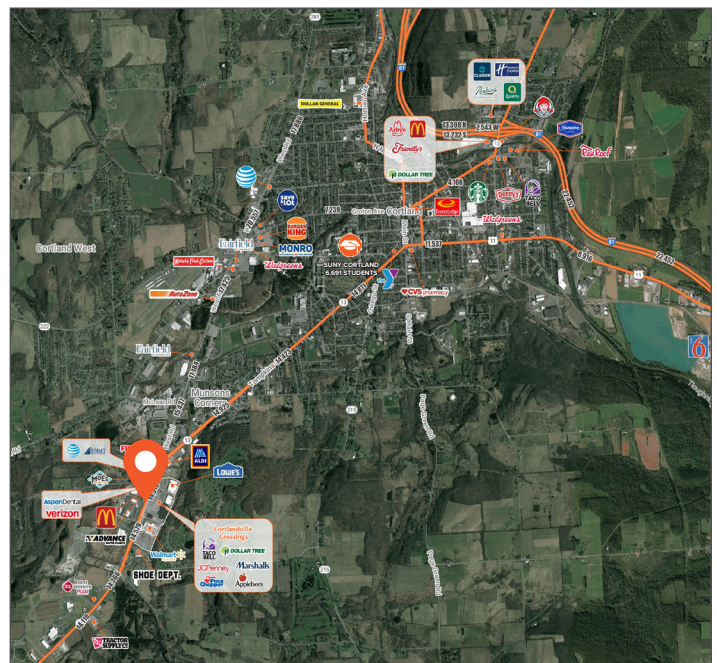


UPON REQUEST
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Space Available	2,600 ± SF
Traffic Counts	NY Route 13: 17,194/ vpd
Lease Type	NNN
Lease Price	Upon Request

- Two 1,300 SF retail spaces available
- High-visibility location on heavily trafficked NY Rte 13
- Co-tenants: Five Guys and Jersey Mike's
- Just minutes from SUNY Cortland (6,691 students)
- Ideal for retail, food, or service-oriented businesses
- Excellent signage opportunities and direct frontage
- Strong daily traffic counts
- Prime opportunity for expanding brands or new concepts



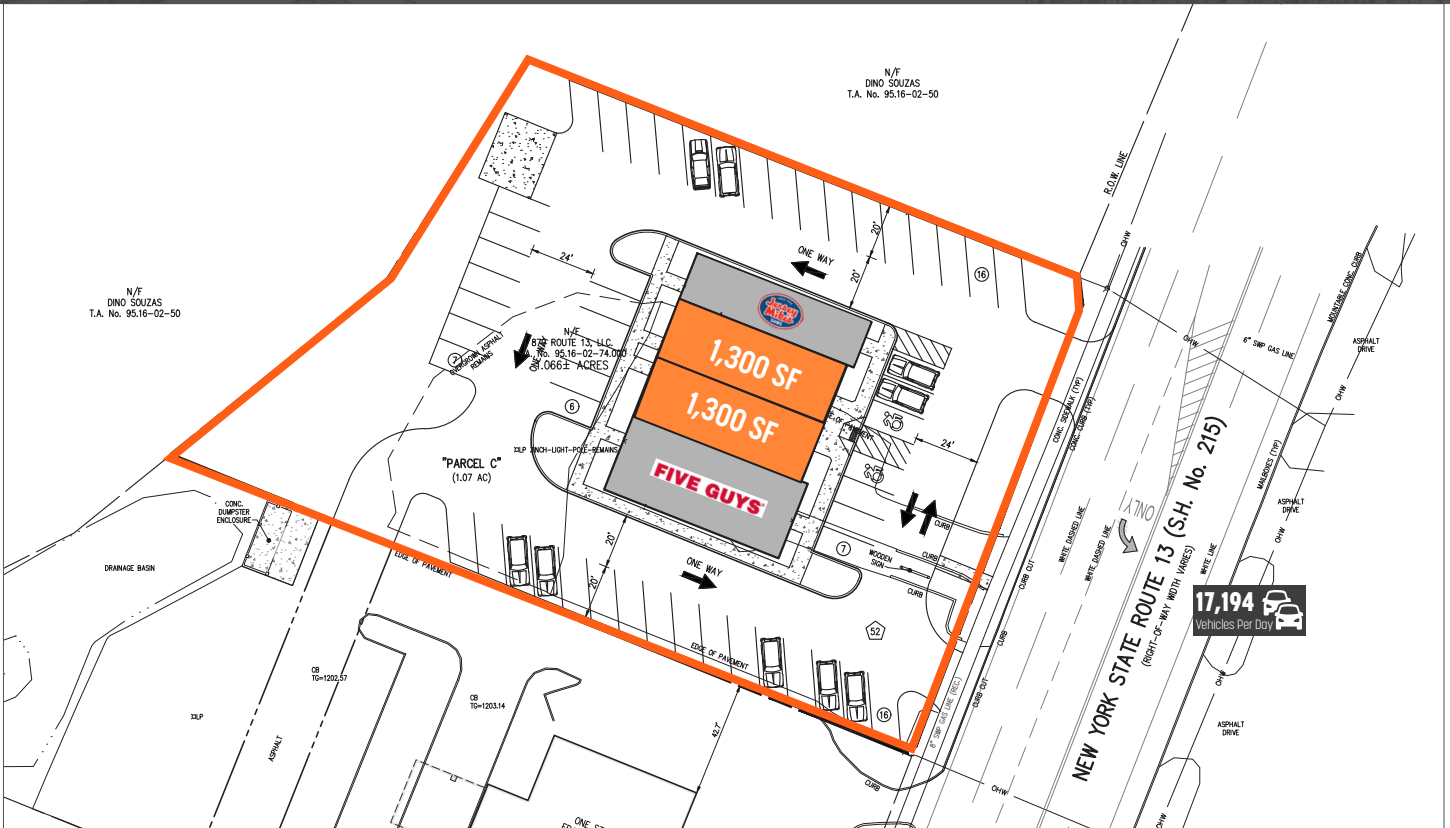
DEMOGRAPHICS	5 Mile	10 Miles	15 Miles
Population	29,188	48,993	80,567
Median HH Income	\$70,402	\$71,755	\$74,746
Households	10,919	18,894	32,202
Employees	15,691	19,725	26,818



FIVE GUYS



879 NY ROUTE 13, CORTLAND, NY 13045



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