


EXCLUSIVE SUBLEASE OFFERING

PRIME CORTLAND RETAIL SITE

High Visibility * Heavy Traffic * Strong Retail Hub

Location Highlights

- Located near intersections of NYS-Rte. 222 & 281
- Heavily trafficked Commercial Corridor
- Large parking lot offers multiple points of access off both major highways
- Expansive Retail Hub near site serves highest population density in area
- Open floor plan of finished space offers flexibility for any use
- National / Regional Tenants nearby include Burger King; KFC; Sherwin Williams; Walgreens; WellNow Urgent Care & Harbor Freight
- Within short drive of SUNY Cortland Campus
- Available for immediate occupancy

Property Highlights

Building Type	Freestanding
Building Size	1,657 SF
Lot Size	3.90 Acres
Traffic Count:	
• Rte. 222	7,231 ADDT
• Rte. 281	16,695 ADDT
Parking:	
On-Site	35+
Adjacent Center	130+

EXCLUSIVE CONTACT

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Demographic	1 Mile	3 Miles	5 Miles
Population	8,303	25,116	29,765
Households	3,062	11,494	13,562
Average H.H. Income	75,528	61,396	64,470
Daytime Employees	7,759	28,533	32,239
Source: ESRI 2026			

Major Area Employers

1. SUNY Cortland
2. Cortland Memorial Hospital (Guthrie Cortland Medical Center)
3. Cortland County Government
4. Byrne Dairy & Food Processing Facility
5. Pyrotek
6. Lowe's Home Improvement
7. Walmart Supercenter
8. Price Chopper
9. Essex Steel
10. Best Western / Country Inn & Suites
11. Suit-Kote
12. Cortland Plastics
13. Crown Industrial Corporation
14. Forkey Construction & Fabrication
15. WellNow Urgent Care

