



3707 RT. 281 DEVELOPMENT PARCEL

3707 State Route 281, Cortland, NY 13045



PROPERTY DESCRIPTION

Just north of the new Fairfield by Marriott, this largely cleared parcel is ready for commercial development. Though flat, this land does have a creek that runs through it, which will require some investigation to find out how much land the footprint of a new building can consume. Very near to Pall Trinity, Pyrotech, Gutches Lumber, SUNY Cortland and others.

PROPERTY HIGHLIGHTS

- 8.86 acres of commercial land
- High traffic counts on Route 281
- Largely cleared land
- Parcel reaches behind Fairfield Inn just south

OFFERING SUMMARY

Sale Price:	\$205,000
Lot Size:	8.86 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	320	1,194
Total Population	247	880	3,255
Average HH Income	\$78,623	\$79,720	\$93,088

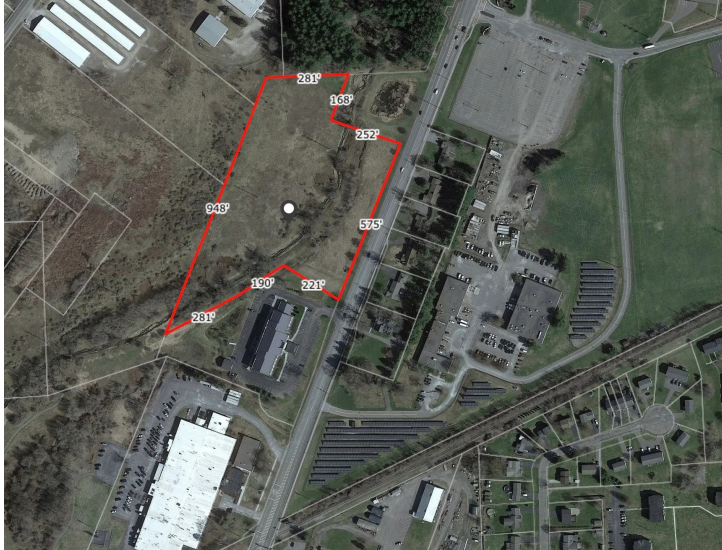
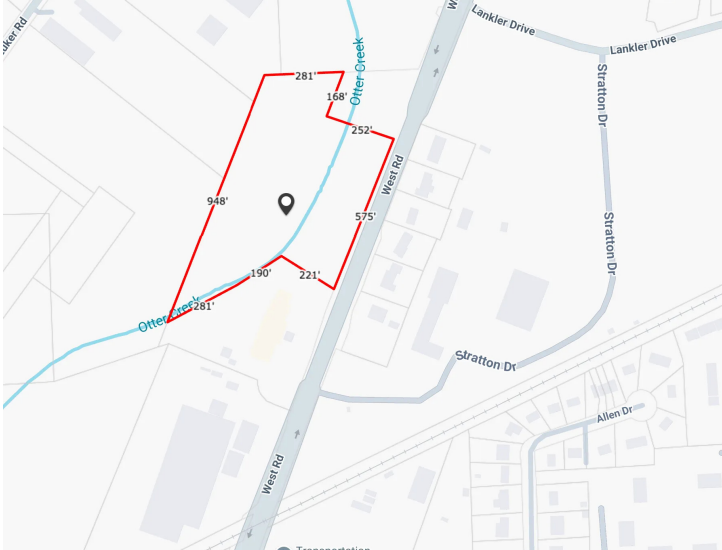
STEPHANIE JACOBSON

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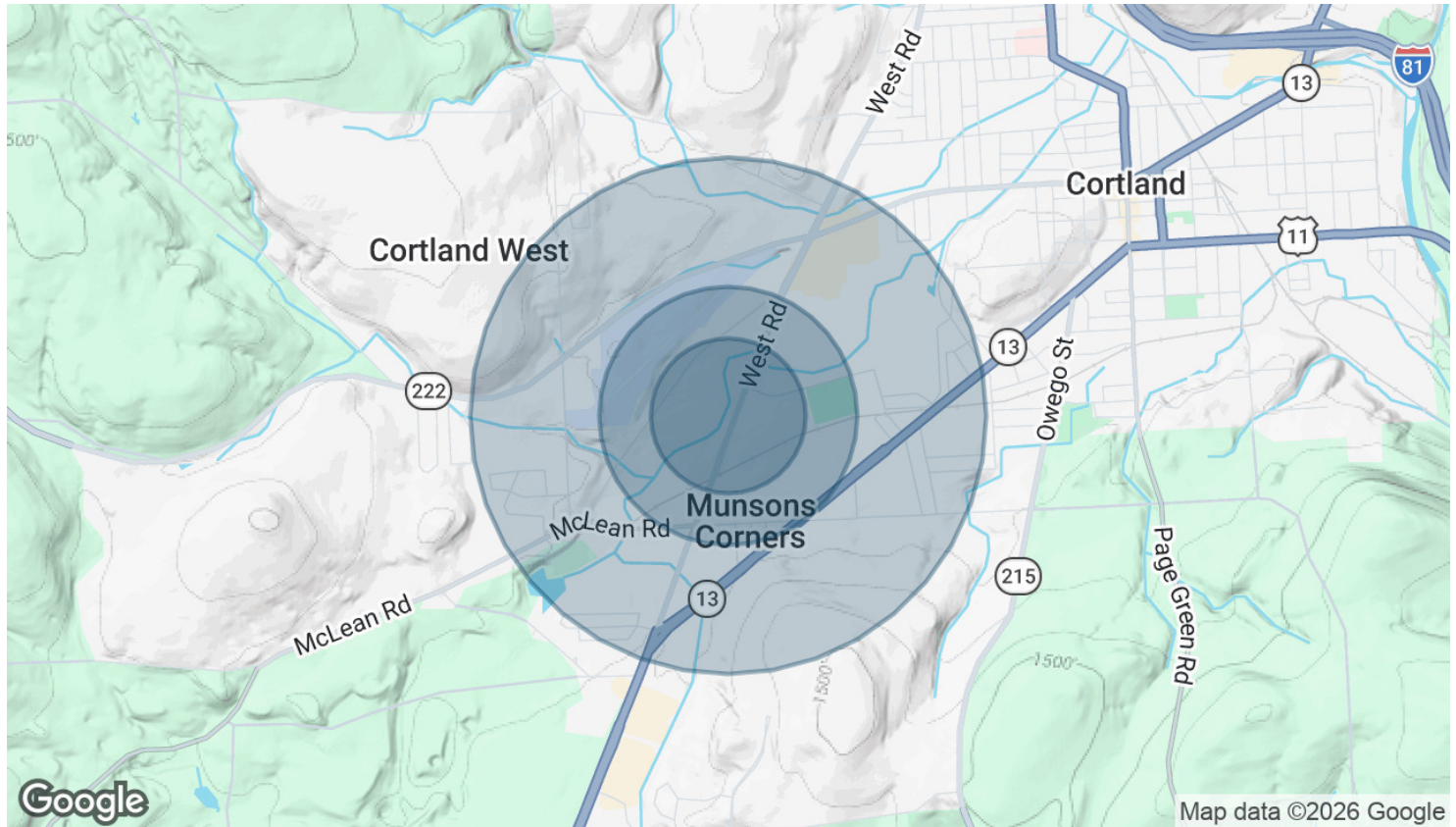


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	247	880	3,255
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	37	37	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	320	1,194
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$78,623	\$79,720	\$93,088
Average House Value	\$175,678	\$173,649	\$186,330

2020 American Community Survey (ACS)

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