



HIGH-VISIBILITY RETAIL

 WEST GATE PLAZA | 3505 WEST ROAD | CORTLAND, NY 13045



19,620 ± SF
AVAILABLE



12,190
VEHICLES PER DAY



UPON REQUEST
LEASE RATE



GROSS
LEASE TYPE

OFFERING DETAILS

Property Type	Retail Strip Center
Building Size/Available Space	19,620 ± SF
Year Built	1970, Renovated in 2025
Lot Size	1.80 ± Acres
Traffic Count West Rd	12,190 vpd
Parking	45 Spaces
Zoning	B-3-Planned Commercial Business

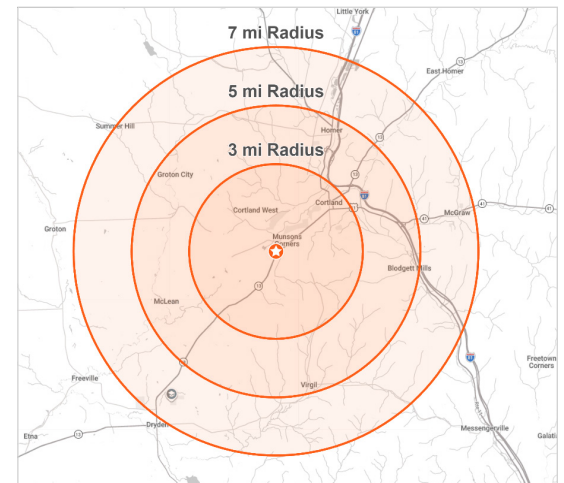
PROPERTY OVERVIEW

- Prime Corner Exposure
- Just minutes from SUNY Cortland (6,691 students)
- Strong Retail Corridor
- Ample On-Site Parking
- Signalized Intersection
- Ability to demise space to fit your needs!

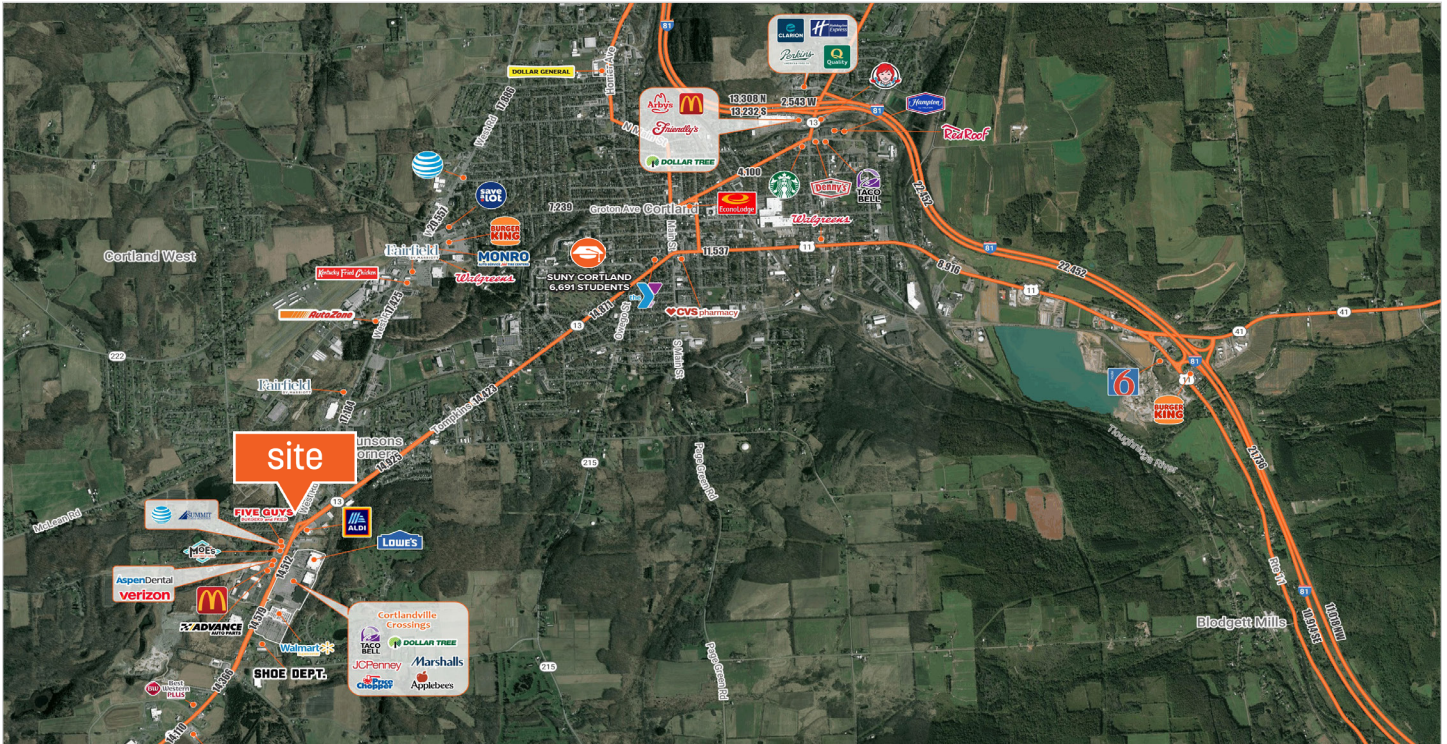
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DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	19,653	29,327	36,952
Median HH Income	\$69,926	\$71,717	\$72,054
Households	7,161	11,103	14,086
Daytime Population	18,795	25,134	29,167



 WEST GATE PLAZA | CORTLAND, NY 13045



EXCLUSIVE LISTING AGENT

MARC QUERCIA

Licensed Real
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