

FOR SALE

31-33 CLINTON AVENUE

31-33 Clinton Avenue, Cortland, NY 13045



PROPERTY DESCRIPTION

31-33 Clinton Avenue is a two-story, 6,504 +/- SF mixed-use building with approximately 57 feet of frontage in downtown Cortland. Located on a busy commercial corridor near SUNY Cortland, Main Street, and I-81, the property offers strong visibility, steady traffic, and flexible Neighborhood Business zoning supports retail, office, restaurant, and service uses. An ideal opportunity for owner-users or investors seeking a centrally located asset in Central New York.

PROPERTY HIGHLIGHTS

- 5,947 +/- SF mixed-use building
- 0.16 +/- Acres
- 57 +/- Feet of frontage on Clinton Avenue
- Zoning: NB (Neighborhood Business)
- Two-story structure with flexible layout potential
- High-visibility downtown Cortland location
- Minutes from SUNY Cortland, Main Street, and I-81
- Suitable for retail, office, restaurant, or service uses

OFFERING SUMMARY

DEMOCRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	5,611	9,808	11,892	
Total Population	14,722	25,071	30,245	
Average HH Income	\$83,692	\$91,531	\$94,593	

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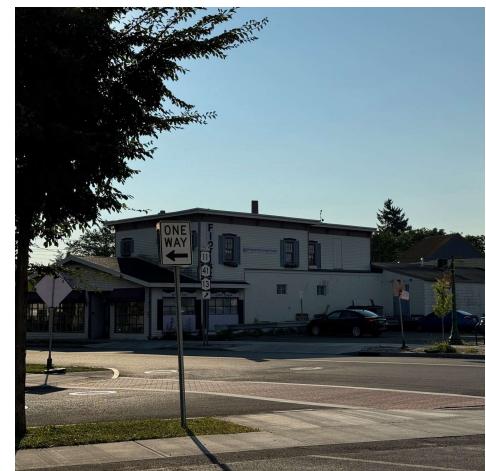
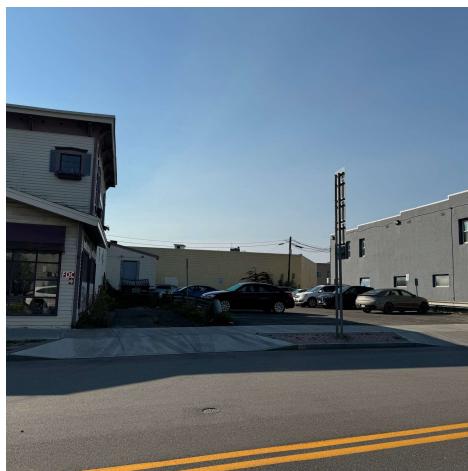
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BRIDGEWAY
COMMERCIAL REALTY, LLC

EXTERIOR PHOTOS

31-33 CLINTON AVENUE

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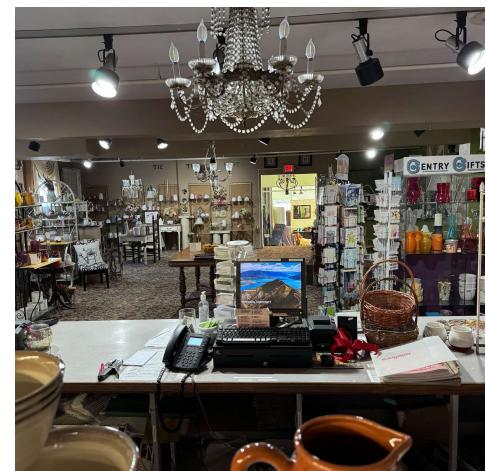
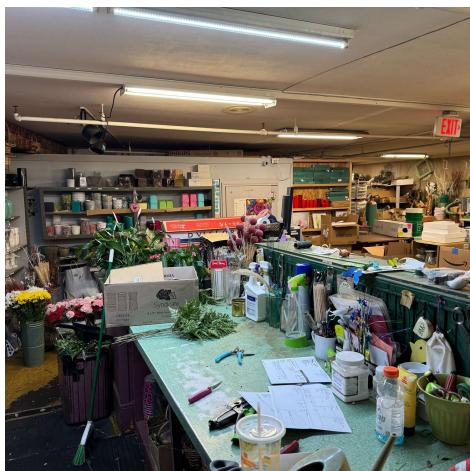
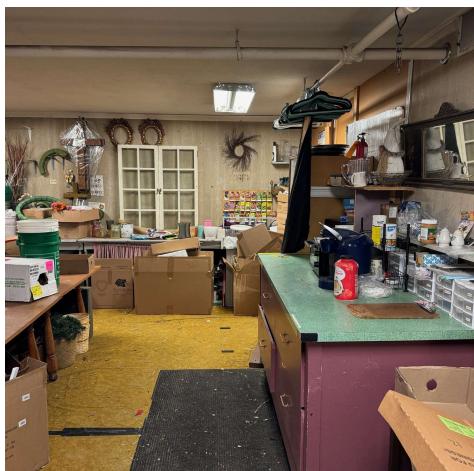
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INTERIOR PHOTOS

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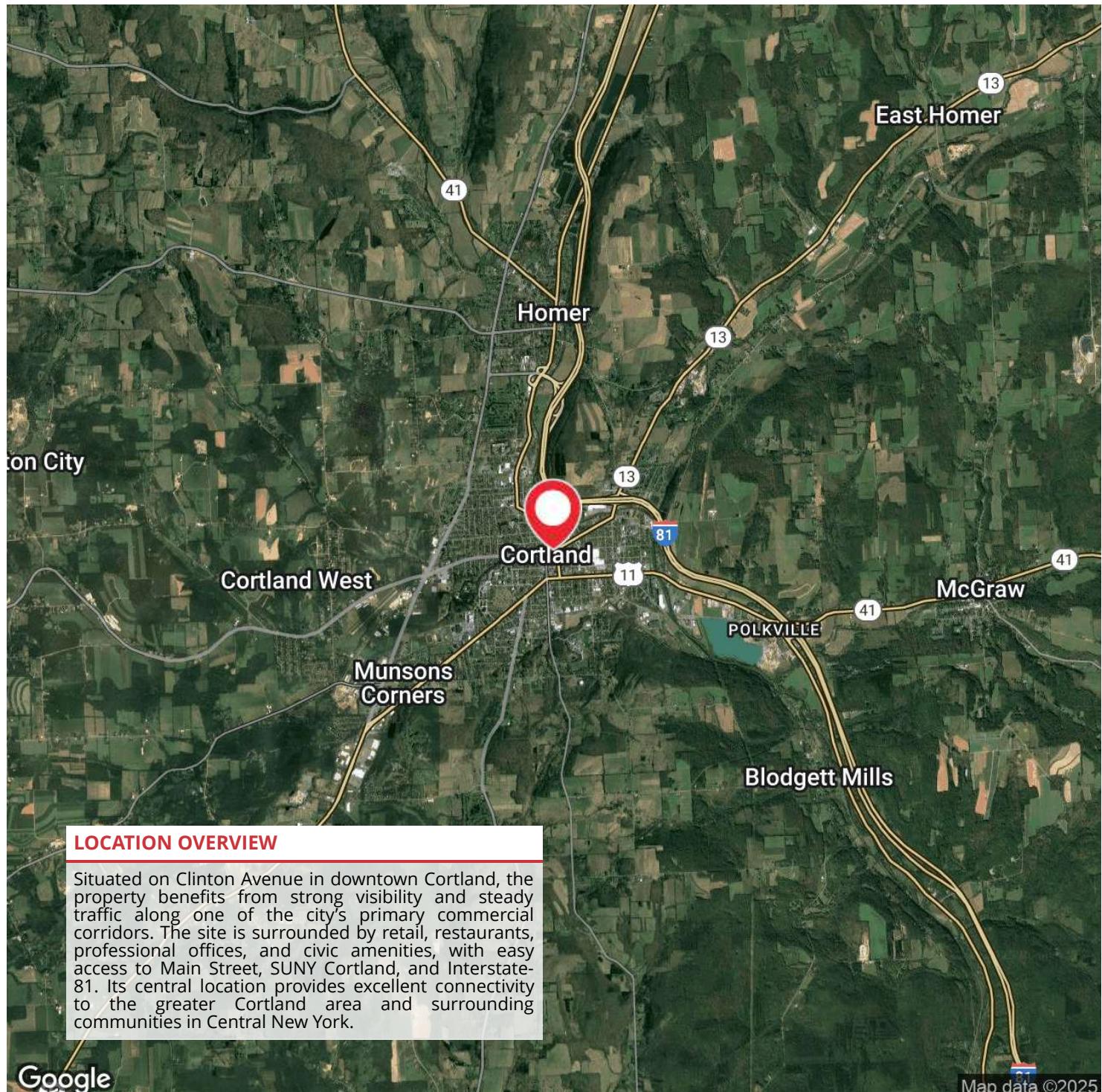
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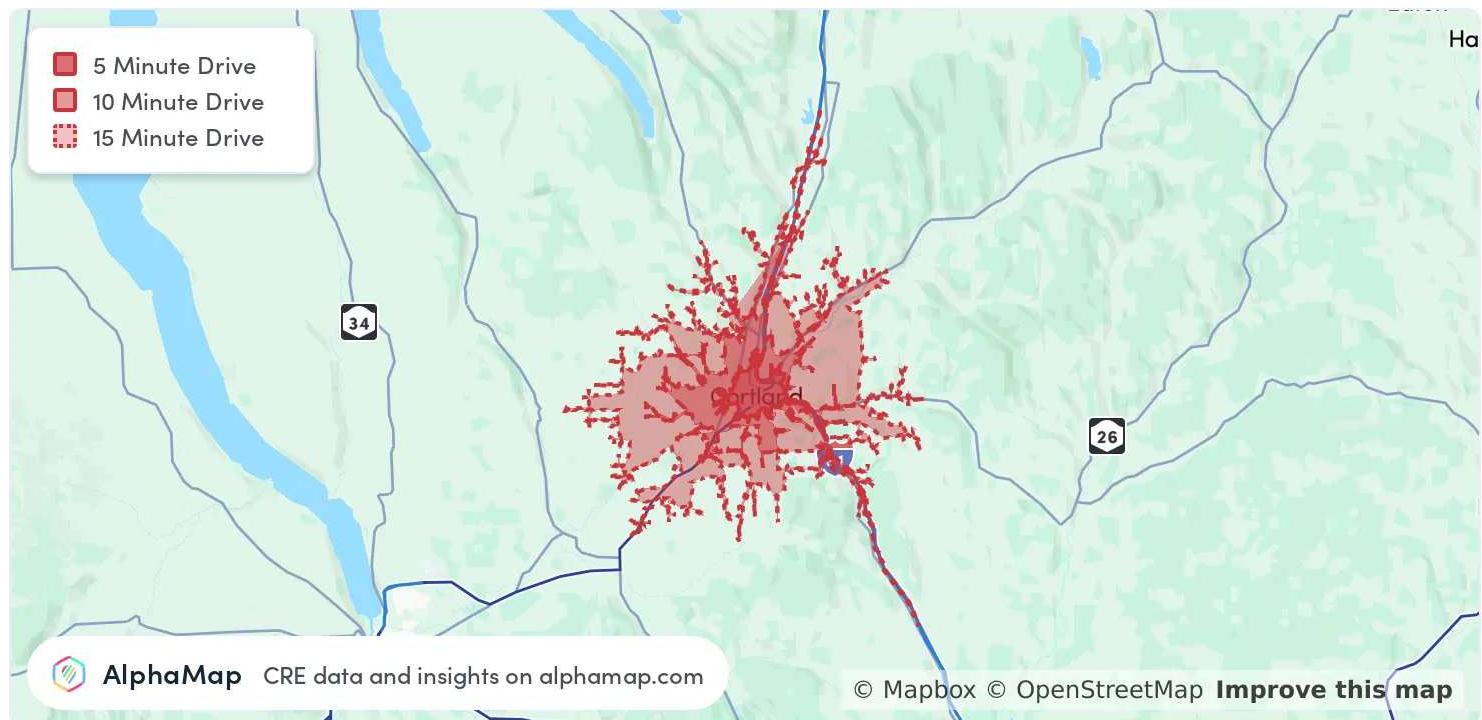
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DRIVE TIME MAP

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	15,971	23,892	30,970
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,143	9,343	12,169
Persons per HH	2.6	2.6	2.5
Average HH Income	\$85,277	\$91,481	\$93,798
Average House Value	\$179,310	\$200,440	\$207,929
Per Capita Income	\$32,798	\$35,185	\$37,519

Map and demographics data derived from AlphaMap

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