

FOR LEASE

**GATOR**  
INVESTMENTS

# CORTLANDVILLE PLAZA

3662 STATE ROUTE 281 | CORTLAND, NY 13045



## PROPERTY OVERVIEW

- Anchored by Big Lot's, Grossman's Bargain Outlet & Kinney Drugs
- GLA of +/-111,850 SF

## LOCATION OVERVIEW

- Located NE of Ithaca
- Nearest Intersection: SR 821 & McClean Road
- Cortland County
- Traffic Count: 18,000 AADT

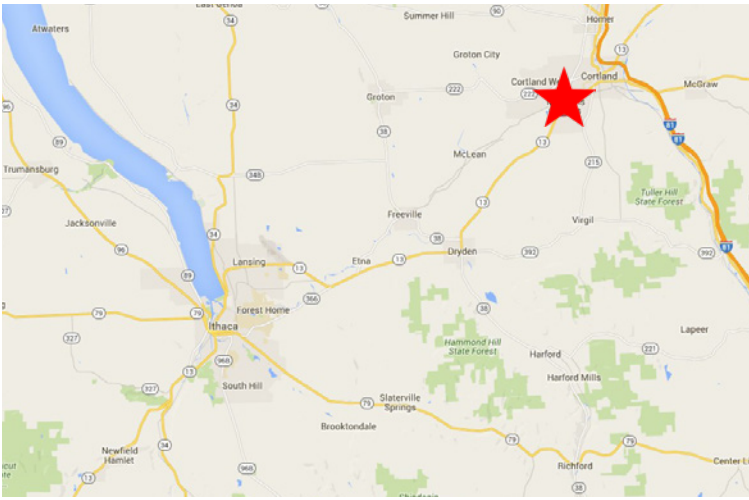
[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)



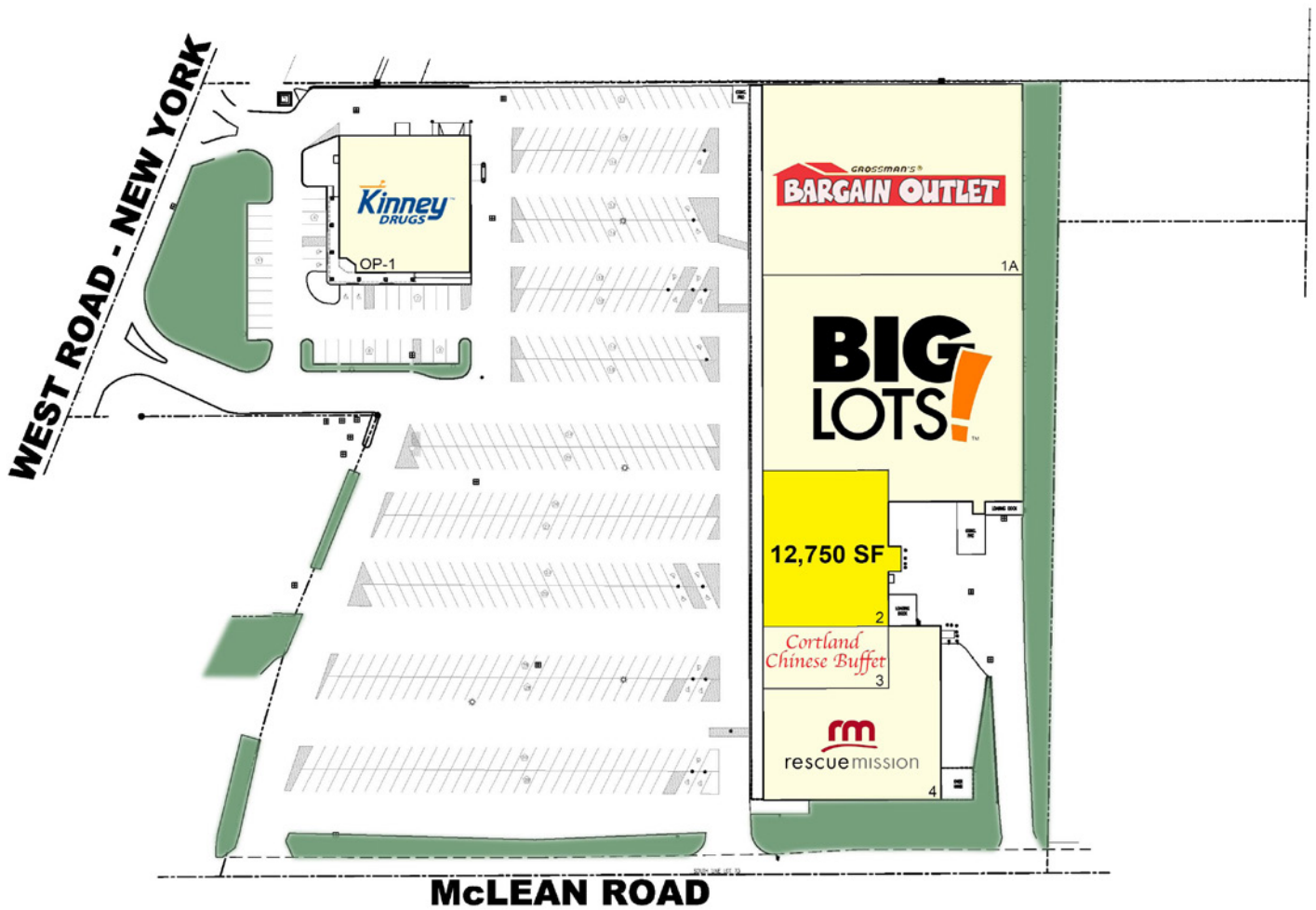
## DEMOGRAPHICS

• 2021

**3662 STATE ROUTE 281  
CORTLAND, NY 13045**

| TRADE AREA     | 1 MILE   | 3 MILE   | 5 MILE   |
|----------------|----------|----------|----------|
| POPULATION     | 3,381    | 23,420   | 30,959   |
| AVG. HH INCOME | \$75,377 | \$71,518 | \$77,669 |
| AVG. AGE       | 35       | 34       | 36       |

 SPACE AVAILABLE



Owned and Operated By A  
**GATOR**  
Affiliated Company

[www.GatorInvestments.com](http://www.GatorInvestments.com)  
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016  
James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**  
Leasing@GatorInvestments.com

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.