



RETAIL STOREFRONT(S) UP TO 2752 SQ. FT.

863-865 New York 13, Cortland, NY 13045



PROPERTY DESCRIPTION

Lease individually or combine both for up top 2734 of storefront space.

Both units feature wide storefront windows and prominent signage opportunities. Ample on-site parking ensures convenient access for customers. Lit monument sign also adds to your visibility.

Neighboring lease restrictions prohibit restaurants and smoke shops. Lease rate does not include utilities, property expenses or building services

LOCATION DESCRIPTION

Position your business in one of Cortland’s most visible retail locations. Located along heavily traveled Route 13, these two adjacent storefronts offer excellent exposure, traffic light at entrance for easy access, and a flexible footprint.

OFFERING SUMMARY

Lease Rate:	\$16.00 to \$18.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,321 – 2,752 SF
Lot Size:	1.33 Acres
Building Size:	9,000 SF

SPACES	LEASE RATE	SPACE SIZE
1st Floor, Ste 865	\$20.00 SF/yr	1,413 SF
1st Floor, Ste 863	\$20.00 SF/yr	1,321 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	297	846
Total Population	240	809	2,193
Average HH Income	\$79,890	\$80,880	\$89,948

VIRGINIA SQUIRE, CCIM

Managing Broker
585.455.3352
gsquire@yaman.com

