

RETAIL PROPERTY FOR LEASE

West Road Plaza

3917-3929 Route 281,
Cortland, NY 13045

OFFERING MEMORANDUM



STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com





TABLE OF CONTENTS

Retail Property For Lease

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
LOCATION MAP	8
AERIAL MAP	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11
ADVISOR BIOS	12
ADVISOR BIO 1	13

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Yaman Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Yaman Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Yaman Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Yaman Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Yaman Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com

Property Information

3917-3929 Route 281,
Cortland, NY 13045



STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com



PROPERTY SUMMARY

Retail Property For Lease



PROPERTY DESCRIPTION

Phenomenal location, affordable rent! Located right on the Corner of West Rd (Rt. 281) and Rt. 222, this building benefits from excellent anchor tenants and high traffic counts. Established neighbors TJ Nails, Subway, and surrounding businesses (Harbor Freight, Metro Mattress, and more) will drive foot traffic and attention to your space. Remaining spaces range from 780 to 2600 sf. Landlord is willing to work with committed long-term tenants who need customization. Call for a showing today!

PROPERTY HIGHLIGHTS

- Phenomenal location in Cortland's commercial corridor
- High visibility, at intersection with traffic signal
- Flexible lease terms, motivated landlords
- Bright, open spaces
- Plenty of parking

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (MG)
Number of Units:	5
Available SF:	740 - 2,042 SF
Building Size:	1,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	167	1,625
Total Population	47	576	6,025
Average HH Income	\$119,167	\$109,987	\$91,938

STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com



PROPERTY DESCRIPTION

Retail Property For Lease



LOCATION DESCRIPTION

Phenomenal location, affordable rent! Located right on the corner of West Road (Rt. 281) and Rt. 222.

SITE DESCRIPTION

Located within a busy business district, this property offers prime visibility as part of a coner shopping center. Its strategic placement ensure strong foot traffic, convenient access, and excellent exposure for retail or service-oriented businesses.

PARKING DESCRIPTION

20 Common | On Site.

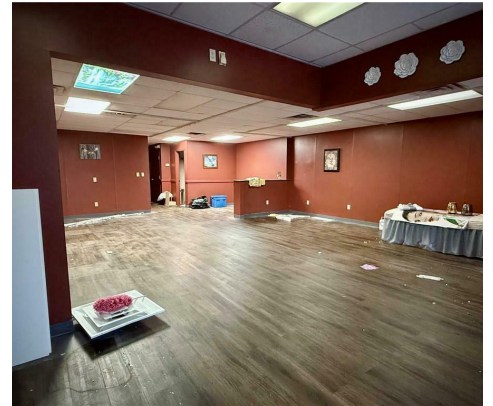
STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com



ADDITIONAL PHOTOS

Retail Property For Lease



STEPH JACOBSON
Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com

Location Information

3917-3929 Route 281,
Cortland, NY 13045



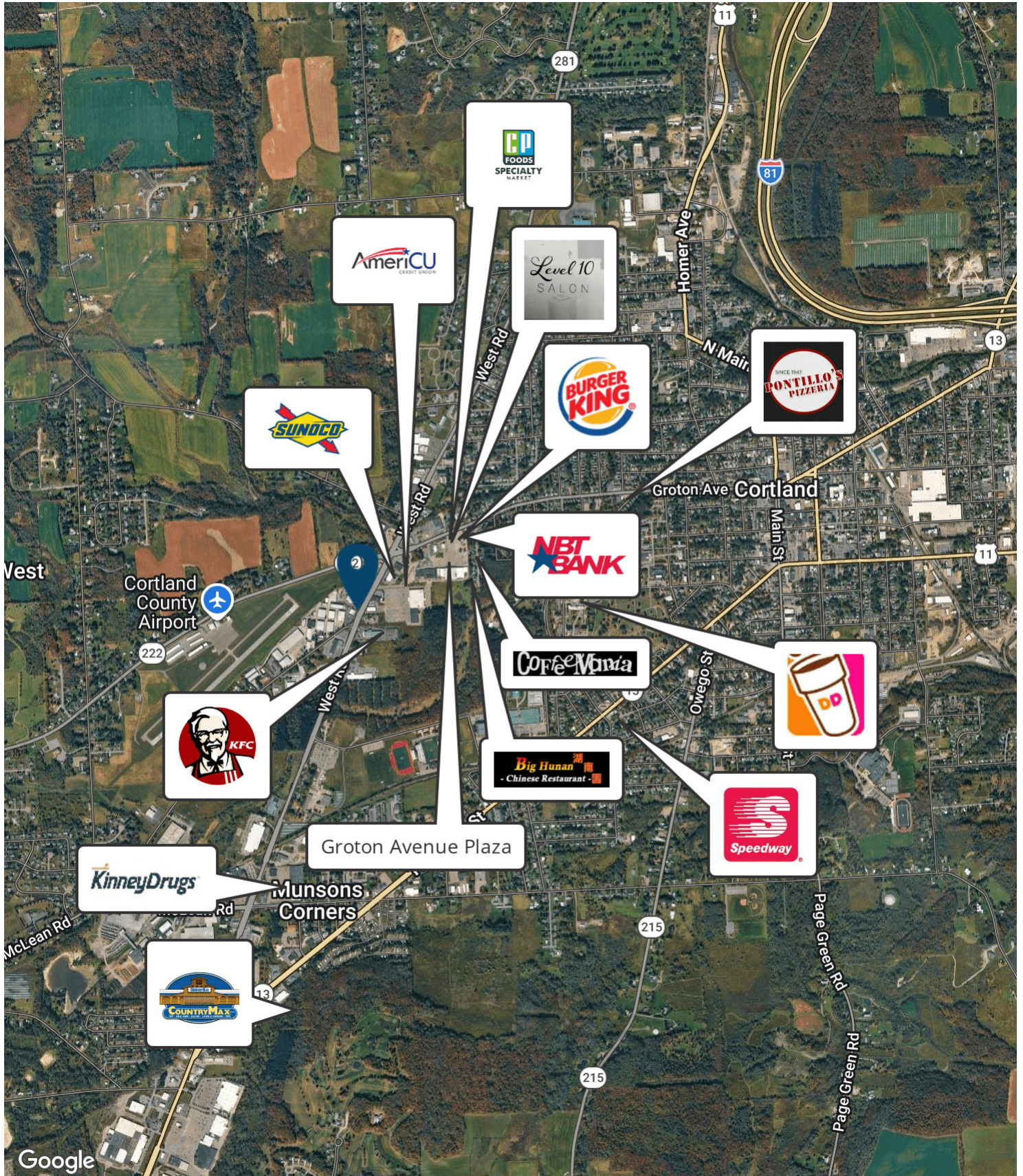
STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com

RETAILER MAP



Retail Property For Lease



STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com



AERIAL MAP

Retail Property For Lease



STEPH JACOBSON
Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com

Demographics

3917-3929 Route 281,
Cortland, NY 13045



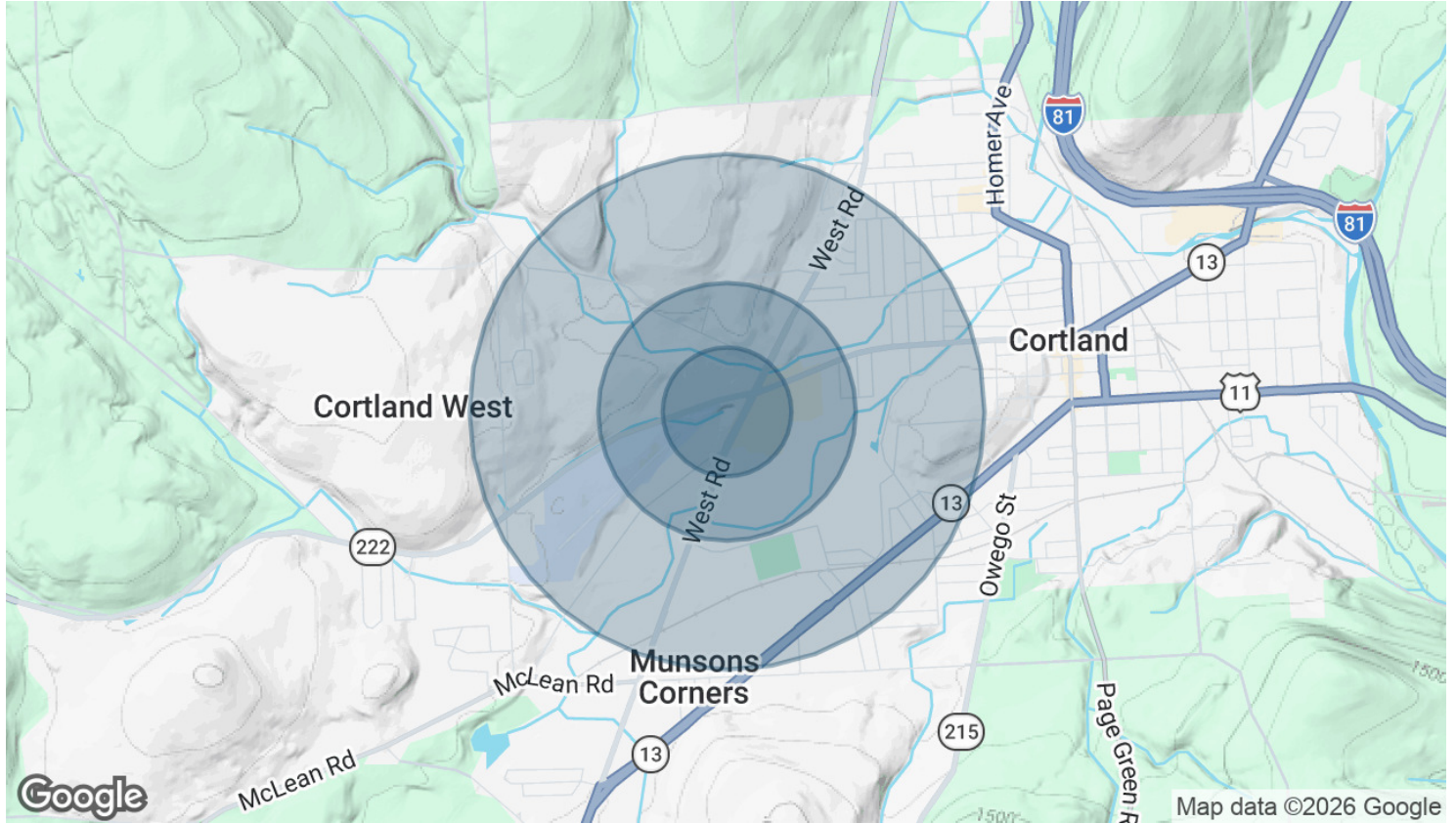
STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com



DEMOGRAPHICS MAP & REPORT

Retail Property For Lease



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	47	576	6,025
Average Age	35.5	33.1	29.6
Average Age (Male)	45.2	34.3	30.2
Average Age (Female)	24.5	32.7	30.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	167	1,625
# of Persons per HH	2.9	3.4	3.7
Average HH Income	\$119,167	\$109,987	\$91,938
Average House Value	\$238,947	\$186,149	\$160,551

2023 American Community Survey (ACS)

STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com

Advisor Bios

3917-3929 Route 281,
Cortland, NY 13045



STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com



ADVISOR BIO 1

Retail Property For Lease



STEPH JACOBSON

Commercial Real Estate Salesperson

sjacobson@yaman.com

Direct: **607.857.3864**

PROFESSIONAL BACKGROUND

Meet Steph, a vibrant commercial real estate agent covering the Syracuse, Binghamton, Cortland, and Ithaca areas since earning her license in 2015. With a degree in painting and drawing from Purchase College, she thrives on creative problem-solving and identifying unconventional solutions.

Focusing exclusively on investors, Steph enjoys navigating the intricacies of commercial leasing and sales. As the owner of a contracting company specializing in historic restoration, she offers a unique perspective on property development and renovation. Historically she's been a multifamily specialist with a focus on student housing, but also has gas stations, restaurants, office buildings, warehouses and self-storage in her portfolio. Her passion for historic buildings and redevelopment projects keeps her inspired, and she takes pride in transforming spaces into thriving investments. With a solid history of representing both buyers and sellers, Steph has successfully closed deals ranging from houses ideal for flipping to large-scale multi-unit properties. Known for her approachable demeanor and commitment to her clients, Steph is dedicated to helping investors achieve their real estate goals while making a positive impact in the community.

Steph grew up in Rochester and returned to upstate New York after spending a number of years in New York City and Richmond, Virginia. In her free time you'll find her in the studio with her husband of eleven years or baking with their three kids.

EDUCATION

BFA, Painting + Drawing, Purchase College, New York

Yaman Commercial
185 Clinton Avenue
Cortland, NY 13045
607.753.9644

STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com