

RETAIL PROPERTY FOR LEASE

# The Cortland Standard Building

110 Main Street,  
Cortland, NY 13045

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## OFFERING MEMORANDUM



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**JAMES YAMAN**

Principal Broker  
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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.

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# Property Information

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Welcome to one of Cortland's most iconic and architecturally significant landmarks—The Cortland Standard Building. Located in the heart of the newly revitalized Downtown Cortland, this premier property offers over 7,000 square feet of flexible commercial space with unmatched visibility and foot traffic. Positioned on one of the city's most traveled corridors, the building benefits from exceptional exposure to both vehicle and pedestrian traffic, including a steady flow of nearby students, professionals, and visitors. The space features open, adaptable floor plans that can be subdivided into multiple configurations, accommodating a wide range of potential uses such as a restaurant, bar, brewery, retail store, or professional office. Surrounded by newly renovated storefronts, municipal parking lots, and vibrant downtown amenities, The Cortland Standard Building stands as a centerpiece of the city's ongoing transformation—offering businesses a rare opportunity to establish a flagship presence in one of Central New York's most walkable, dynamic downtowns.

## OFFERING SUMMARY

Lease Rate:	\$15.00 - 18.00 SF/yr (NN)
Available SF:	7,300 SF
Lot Size:	4,320 SF
Building Size:	39,500 SF

## DEMOGRAPHICS 0.3 MILES   0.5 MILES   1 MILE

Total Households	639	2,226	5,615
Total Population	1,269	5,212	14,879
Average HH Income	\$71,061	\$76,177	\$83,999

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# COMPLETE HIGHLIGHTS

Retail Property For Lease



## LOCATION INFORMATION

Building Name	The Cortland Standard Building
Street Address	110 Main Street
City, State, Zip	Cortland, NY 13045
County	Cortland
Cross-Streets	Port Watson Street
Township	Cortland
Signal Intersection	Yes

## PROPERTY HIGHLIGHTS

- Architecturally significant landmark in Cortland's revitalized city center
- Over 7,000 sq. ft. of flexible commercial space ideal for restaurants, breweries, retail, or offices
- Prime downtown location with unmatched visibility and heavy foot and vehicle traffic
- Open, adaptable floor plans that can be customized or subdivided for multiple uses
- Surrounded by renovated storefronts and vibrant downtown amenities



## JAMES YAMAN

Principal Broker

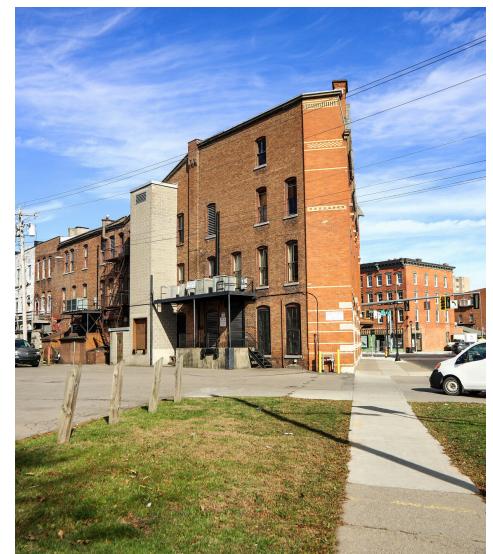
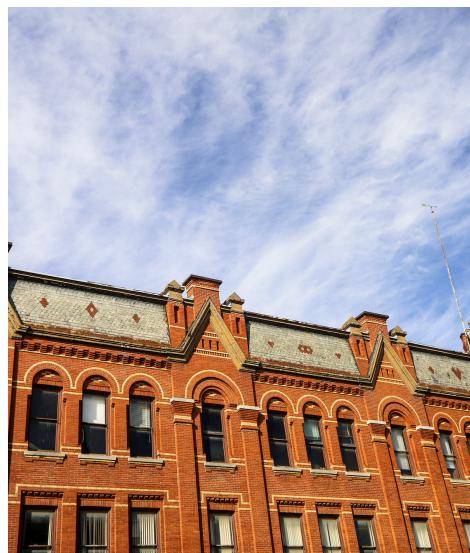
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## ADDITIONAL PHOTOS

Retail Property For Lease



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# LOCATION MAP

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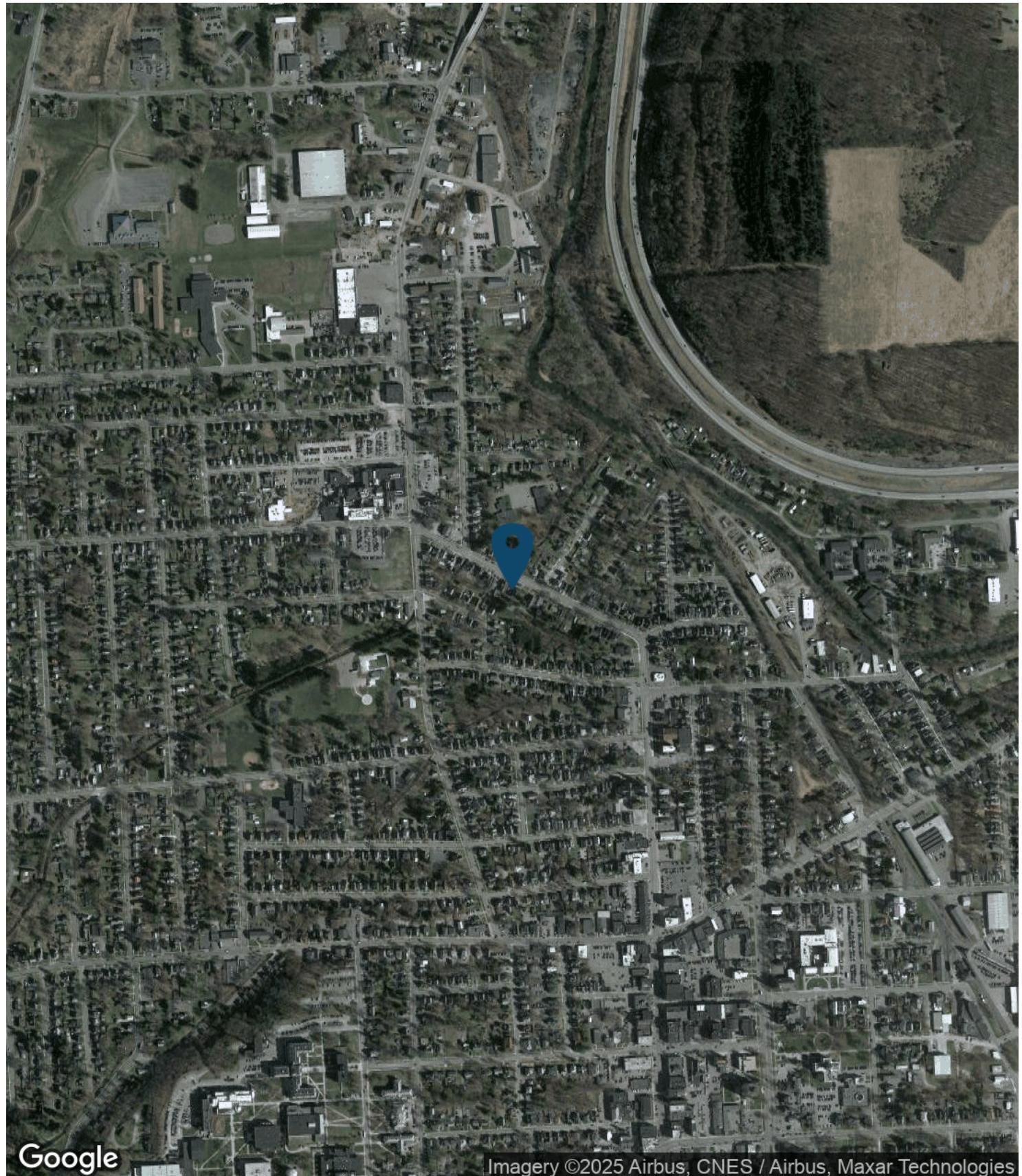
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# AERIAL MAP

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Google

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# Demographics

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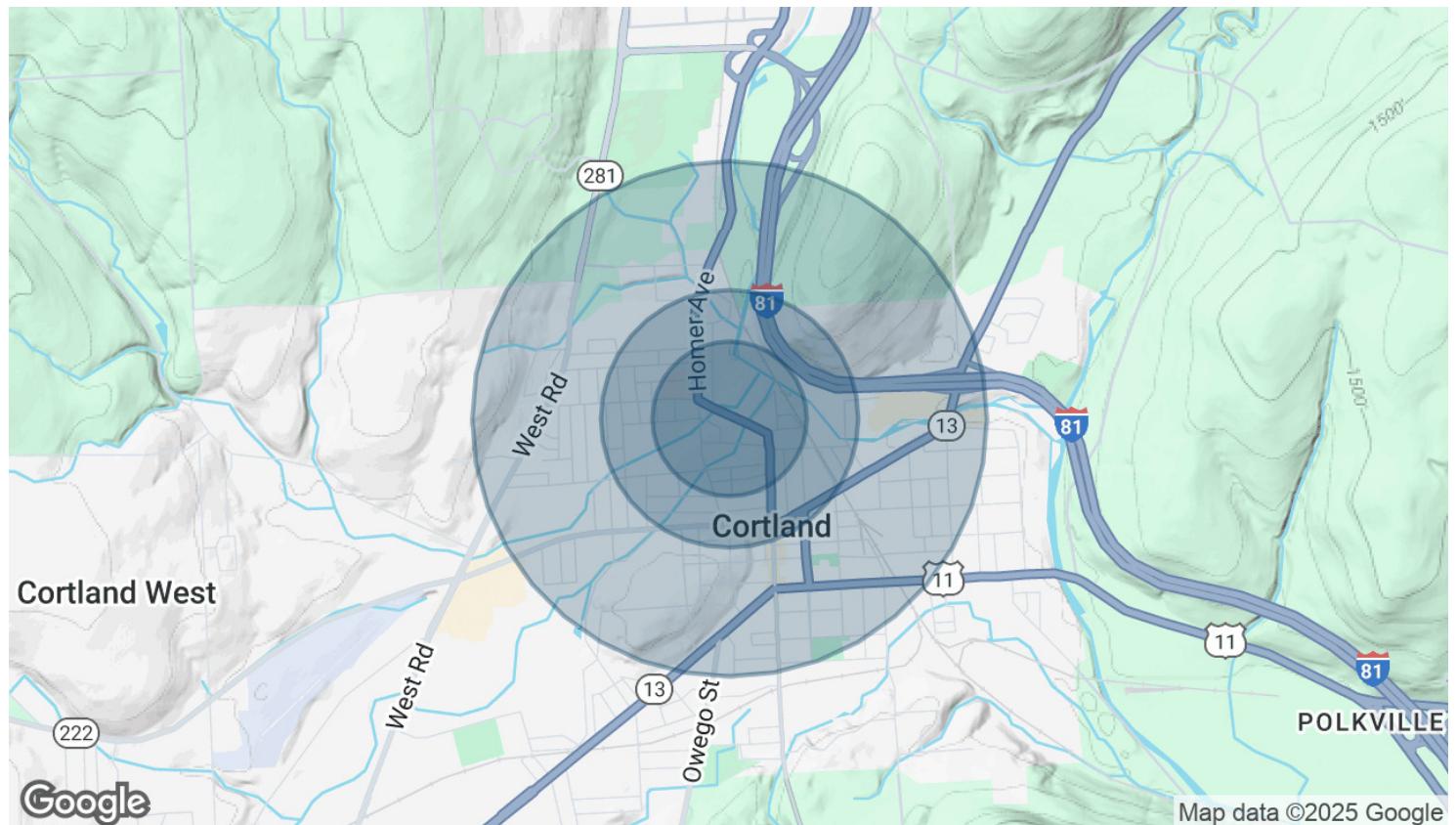
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,269	5,212	14,879
Average Age	37	36	37
Average Age (Male)	37	35	36
Average Age (Female)	38	36	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	639	2,226	5,615
# of Persons per HH	2	2.3	2.6
Average HH Income	\$71,061	\$76,177	\$83,999
Average House Value	\$178,402	\$182,341	\$177,968

Demographics data derived from AlphaMap

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