



# 26 ACRES ON ROUTE 13, CORTLAND

819 Rt 13, Cortlandville, NY 13045



## PROPERTY DESCRIPTION

Prime investment opportunity! This property, zoned B3 Business/Commercial, is a strategic find for land or retail investors. Located in the sought-after business-friendly Cortlandville area, this parcel offers immense potential for a wide range of commercial ventures. With its prime zoning and strategic location, this property is an ideal canvas for building a successful business enterprise. An excellent chance to seize a valuable piece of real estate in this thriving area, and capitalize on the numerous possibilities it offers for growth and prosperity.

## PROPERTY HIGHLIGHTS

- Zoned B3 Business/Commercial
- Strategic location on Rt 13
- Ideal for retail development
- Proximity to major amenities
- High visibility and traffic
- Versatile land for development
- Business-friendly zoning regulations
- Accessible and well-connected location

## OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	26.02 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	181	524	1,512
Total Population	478	1,379	5,709
Average HH Income	\$84,212	\$89,661	\$96,182

## STEPH JACOBSON

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Google

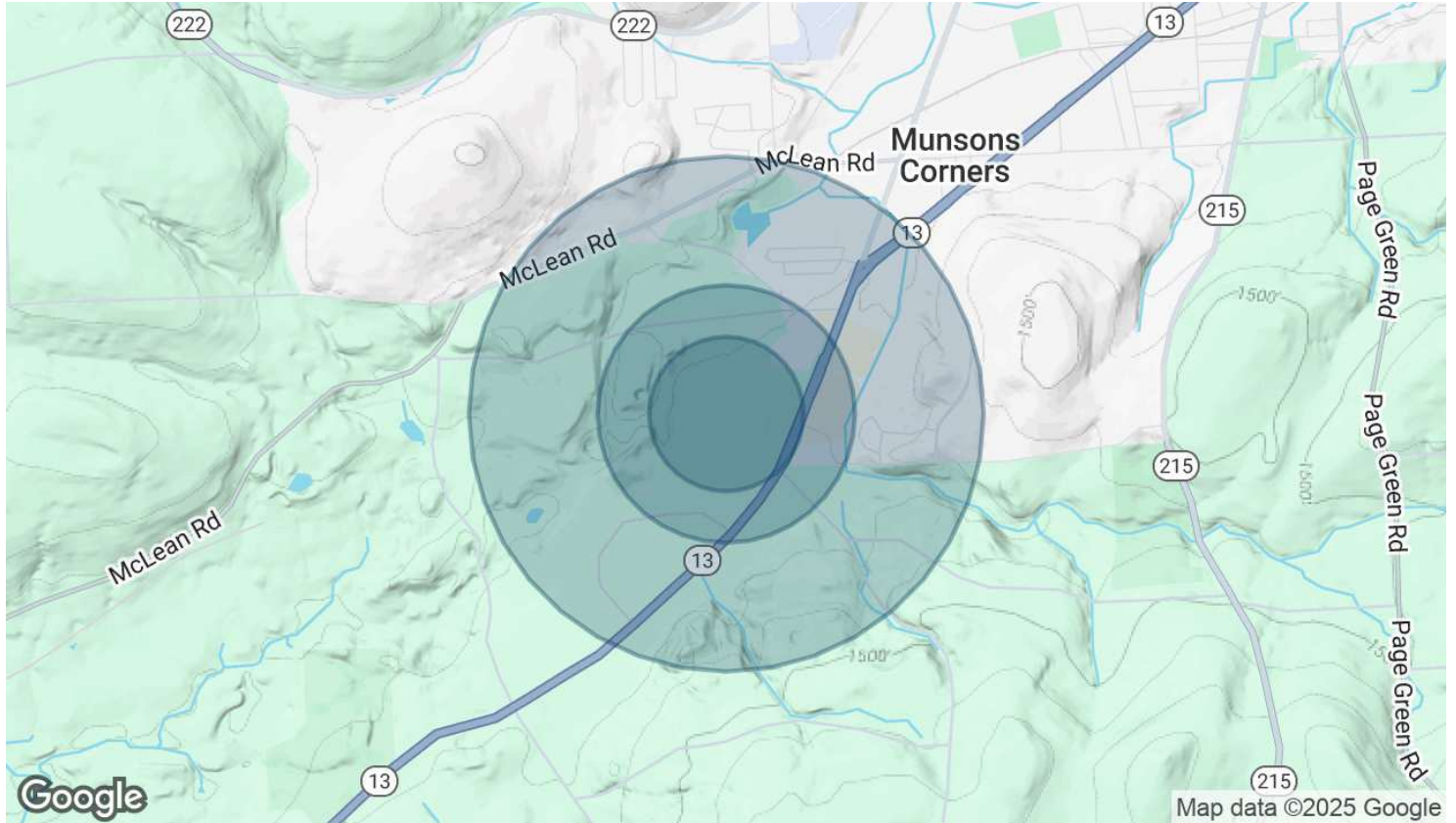
Map data ©2025 Google

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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	478	1,379	5,709
Average Age	39	40	34
Average Age (Male)	38	38	33
Average Age (Female)	40	41	34
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	181	524	1,512
# of Persons per HH	2.6	2.6	3.8
Average HH Income	\$84,212	\$89,661	\$96,182
Average House Value	\$164,126	\$163,744	\$172,483

Demographics data derived from AlphaMap

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