

RETAIL PROPERTY FOR LEASE

Retail Storefront(s) up to 2752 Sq. ft.

863-865 New York 13,
Cortland, NY 13045

OFFERING MEMORANDUM



VIRGINIA SQUIRE, CCIM

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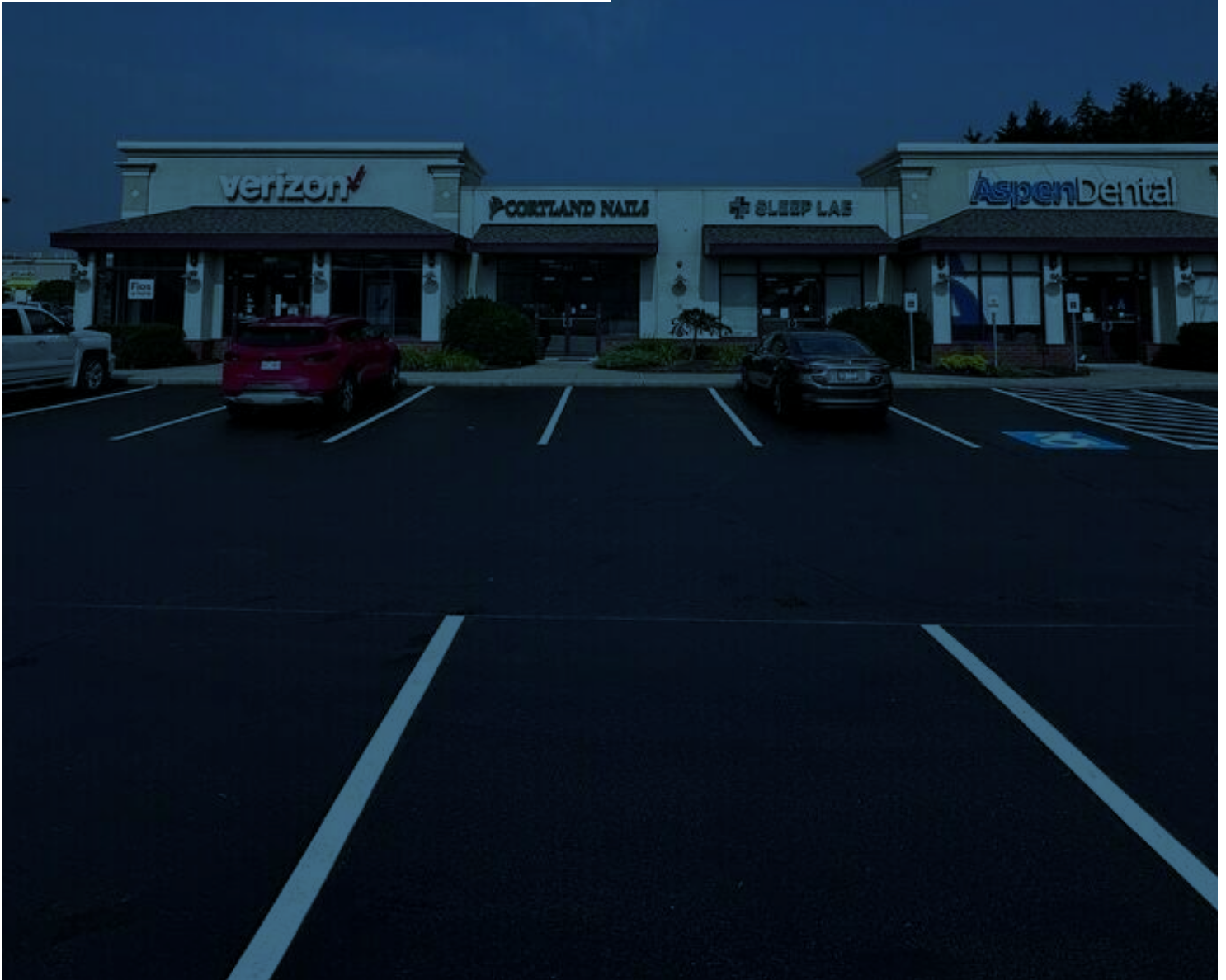
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

Property Information

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Lease individually or combine both for up to 2,734 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

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

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

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PROPERTY DESCRIPTION

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PROPERTY HIGHLIGHTS

- High-visibility location on Cortland's busiest retail corridor
- Surrounded by national and local retailers, restaurants, and services
- Near SUNY Cortland and dense residential neighborhoods
- Flexible layouts adaptable for retail, service, or professional use
- Triple-net lease structure
- Located in-line with other retail
- Space is in Excellent Condition
- Central Heating System
- Partitioned Offices
- Private Restrooms
- Security System
- Drop Ceilings
- After Hours HVAC Available
- Shower Facilities (865)
- Smoke Detectors/ Wet Sprinkler System
- Wheelchair Accessible
- Traffic light entrance
- Ample shared parking - just recoated and stripped
- Combine with adjacent space for 2752 SF FT total

LOCATION DESCRIPTION

High-profile retail/service space located along busy Route 13 with excellent visibility and strong traffic counts

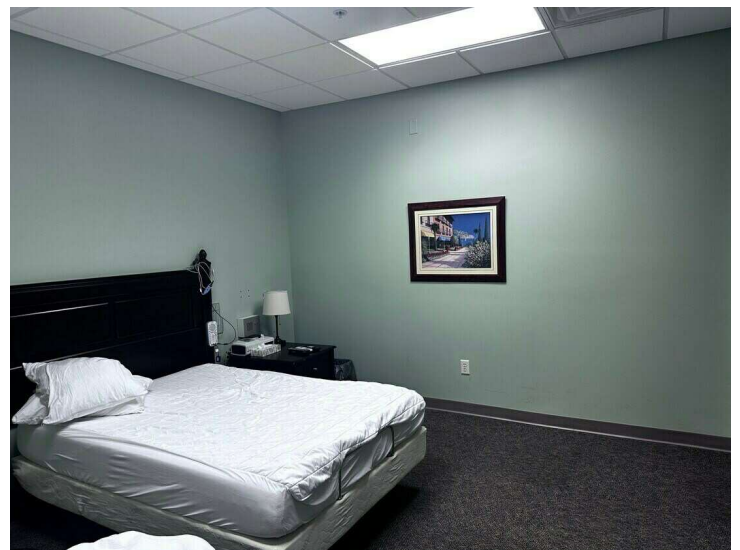
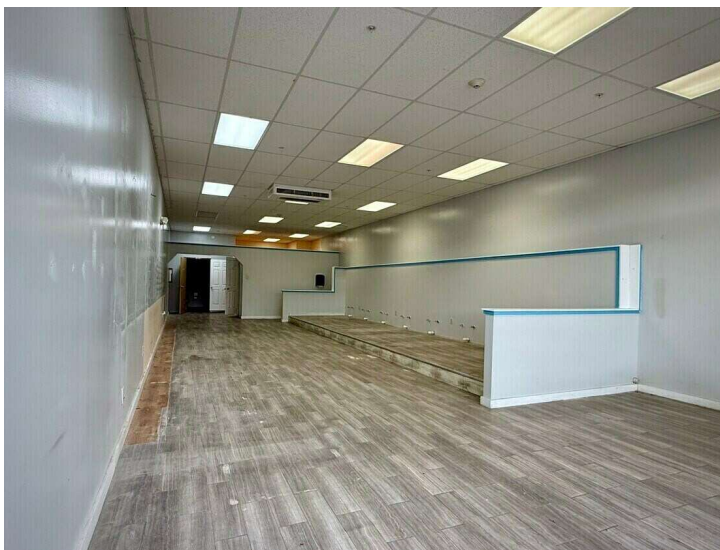
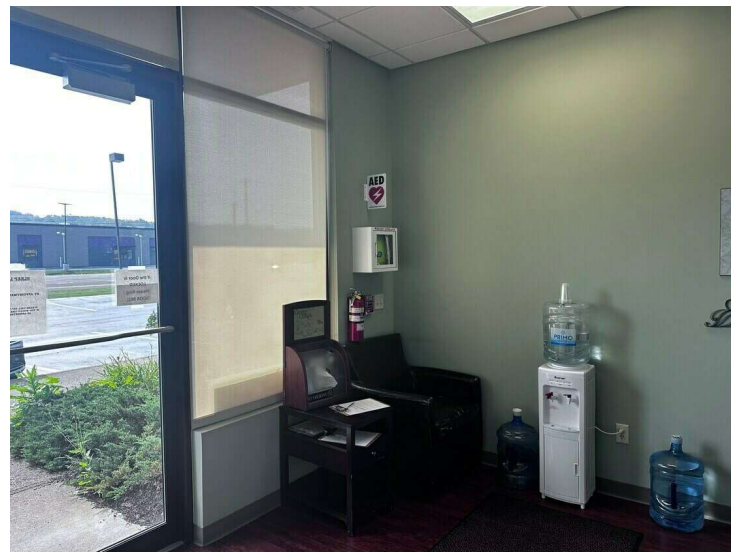
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ADDITIONAL PHOTOS

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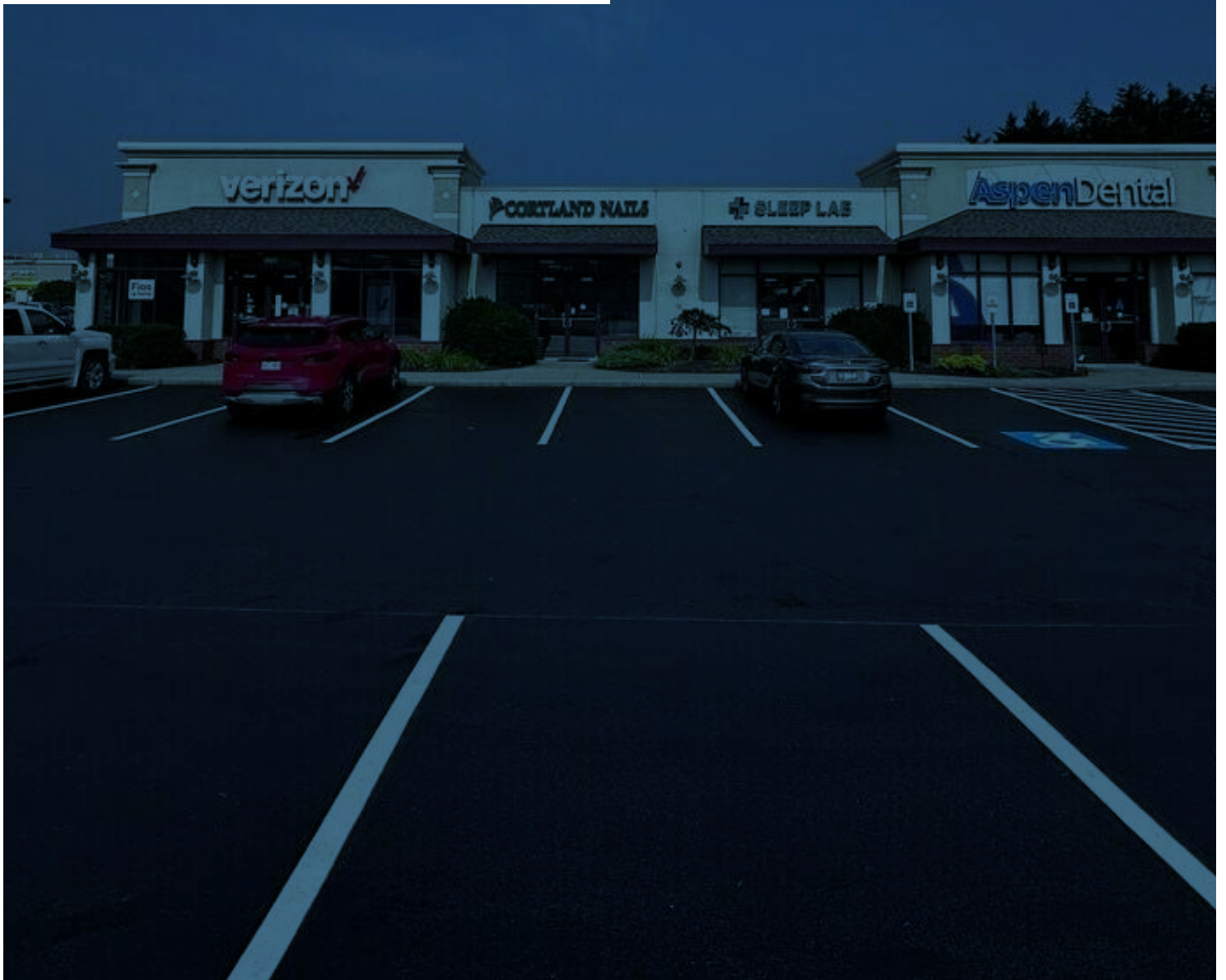
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AERIAL MAP

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Demographics

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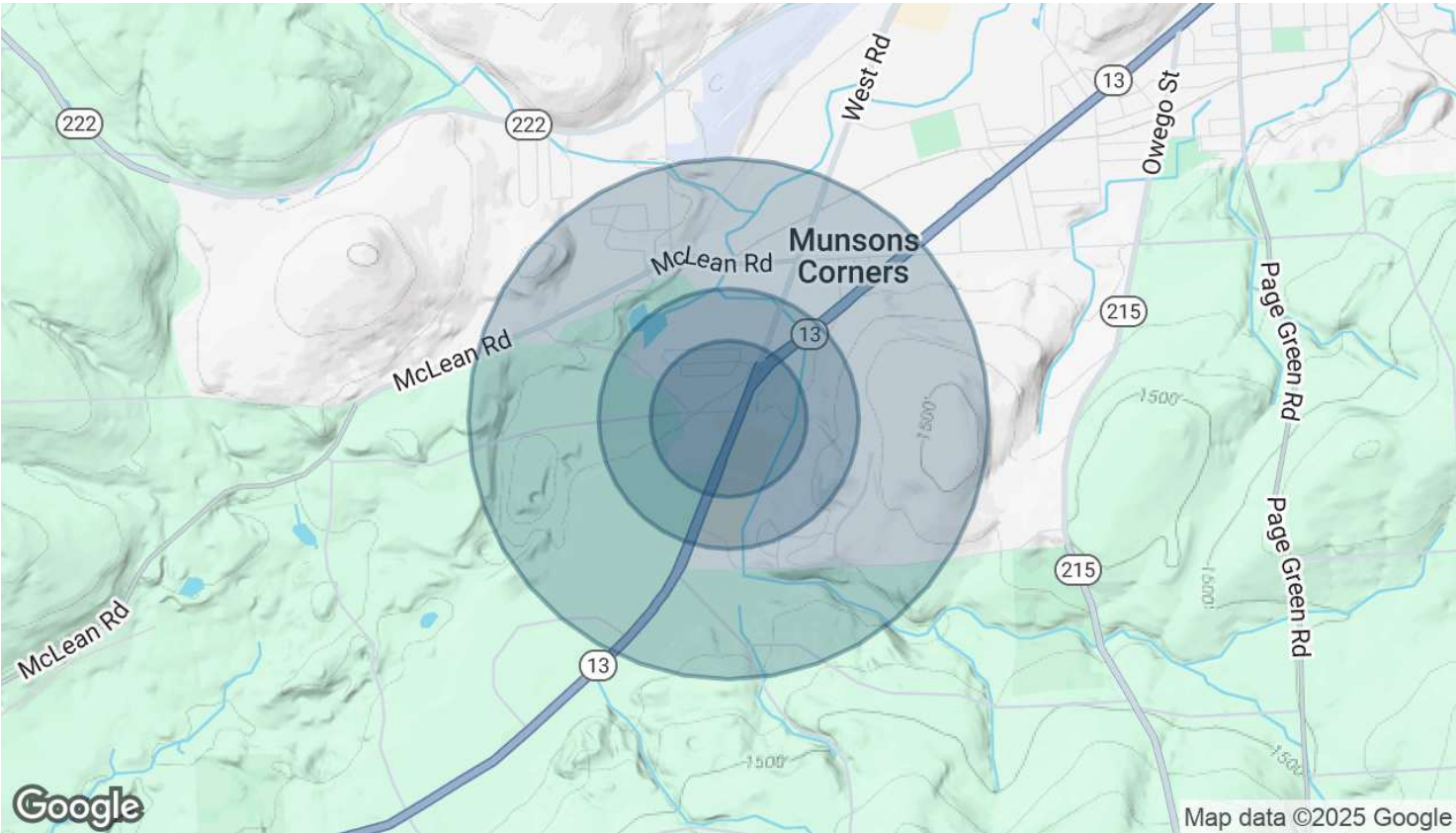
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	240	809	2,193
Average Age	37	37	40
Average Age (Male)	36	36	39
Average Age (Female)	38	38	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	297	846
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$79,890	\$80,880	\$89,948
Average House Value	\$169,707	\$168,855	\$180,522

Demographics data derived from AlphaMap

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