



TOPS PLAZA

134,233± SF Shopping Center
3918-3944 Route 281, Cortland, New York 13045



90% LEASED, GROCERY-ANCHORED CENTER IN UPSTATE NEW YORK FOR SALE VIA TEN-X AUCTION

As exclusive agent, Cushman & Wakefield/Pyramid Brokerage Company is please to offer the **Tops Plaza** in Cortland, New York for sale via an auction at www.ten-x.com. The sale of the property/Tops Plaza, located in the town of Cortland, NY, will take place through a secure online open bid web portal on the Ten-X.com web platform "The Auction"). The auction is scheduled to begin JUNE 24, 2019 with **bid closing at 11:18 A.M. (Eastern Standard Time) on JUNE 26, 2019.**

This 90% leased, 134,233 square foot shopping center is co-anchored by Tops Market and recently added Harbor Freight Tools. National, inline tenants include Metro PCS, Little Caesar's and Cricket Wireless. Regional and local tenants include Cutting Crew, CFCU, Metro Mattress, Smoker's Choice, AmeriCU and Relaxations Nails. Located on the areas main retail corridor, the property draws consumers from the surrounding areas up to a 30 mile radius, who travel to Cortland to access major grocery stores and national retailers.



HIGHLIGHTS

LOCATION

- Tops Plaza is located at the southeast corner of Route 222 and Route 281, the northern section of area's main retail corridor
- Signalized access from Route 281 and shared entrance with the neighboring plaza on Route 222 (Groton Ave)
- Situated one mile from SUNY Cortland campus – SUNY Cortland had a Fall 2018 enrollment of 6,343 undergraduate and 515 graduate students

REVITALIZATION

- Downtown Cortland received a \$10 million revitalization award from NYS. \$5.0 million of the award will be used for the redevelopment of Main Street into a two-way street and upgrade infrastructure. This award will make downtown more attractive and livable.
- At the new Gutches Lumber Sports Facility, work on two fully turfed baseball fields has been completed. The site will be hosting high school, collegiate and tournament play.
- Cortland, Cortlandville and Homer will be getting Lime Bikes in the spring of 2019.
- New York State has approved an affiliation between Cortland Regional Medical Center and Guthrie Clinic. Guthrie plans to provide up to \$100 million in clinical investments and Information Technology upgrades at the Cortland facility.



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