

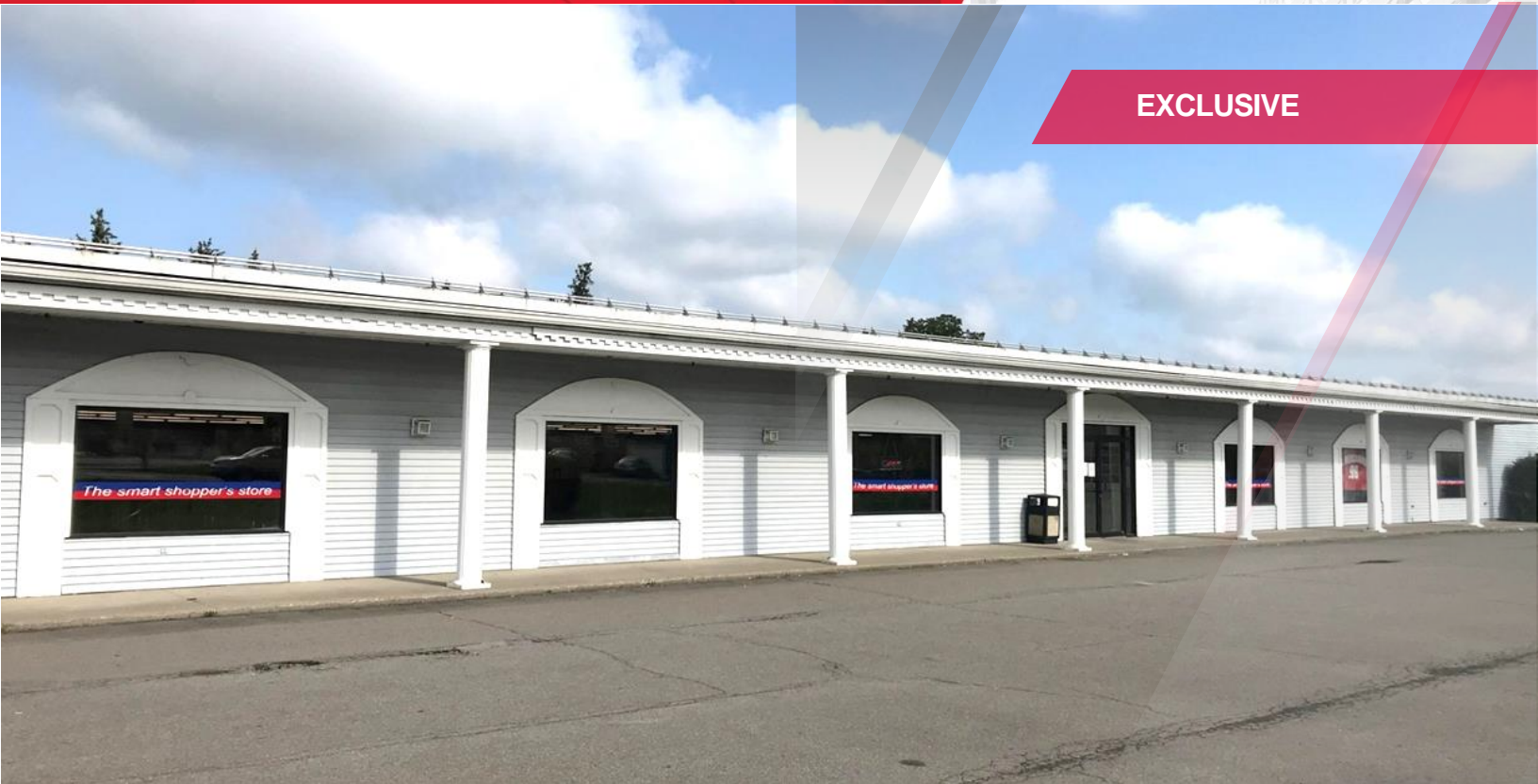
FOR SALE

3505 Route 281 (West Road)

Cortlandville, NY



EXCLUSIVE



## Property Highlights

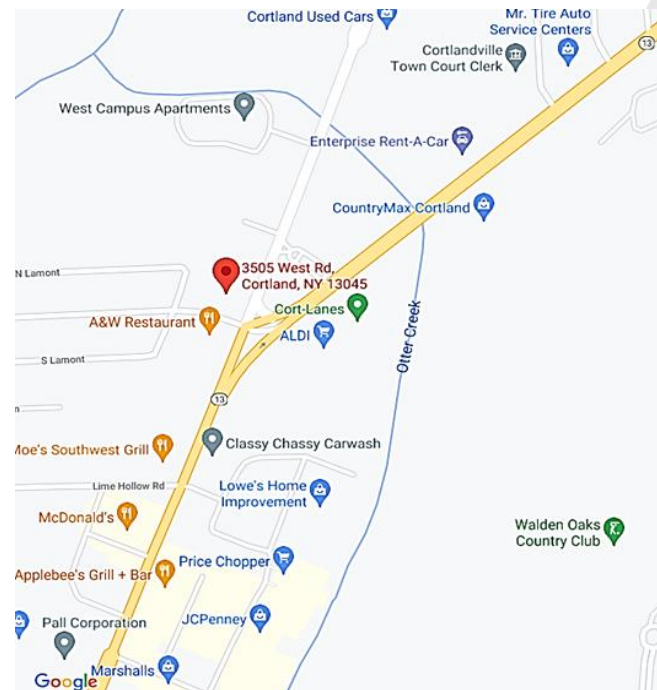
- Premier free-standing building in Cortland County
- Great retail location surrounded by big boxes, restaurants and neighborhood centers
- Close to SUNY Cortland campus and housing
- Superior corner location with lighted intersection
- Fantastic signage and visibility, on-site parking
- Also suitable for office or medical conversion
- High traffic count 15,664 AADT

### DETAILS

BUILDING SIZE	26,640 SF
ASKING	\$1,000,000
LOT SIZE	1.80 Acres
TAX ID	95.16-01-24.100

## Contact

**PATRICIA "TRISH" A. GRASSI**  
Real Estate Salesperson  
+1 607 754 5990 Ext 312  
Tgrassi@pyramidbrokerage.com

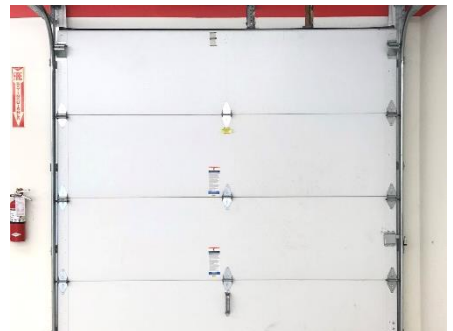
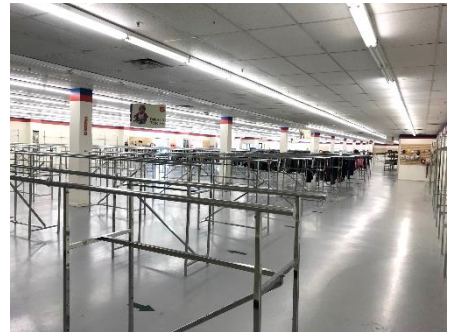


84 Court Street, Third Floor  
Binghamton, New York 13901  
+1 607 754 5990  
pyramidbrokerage.com



FOR SALE

3505 Route 281 | Cortlandville, New York



**FOR SALE**

**3505 Route 281 | Cortlandville, New York**



FOR SALE

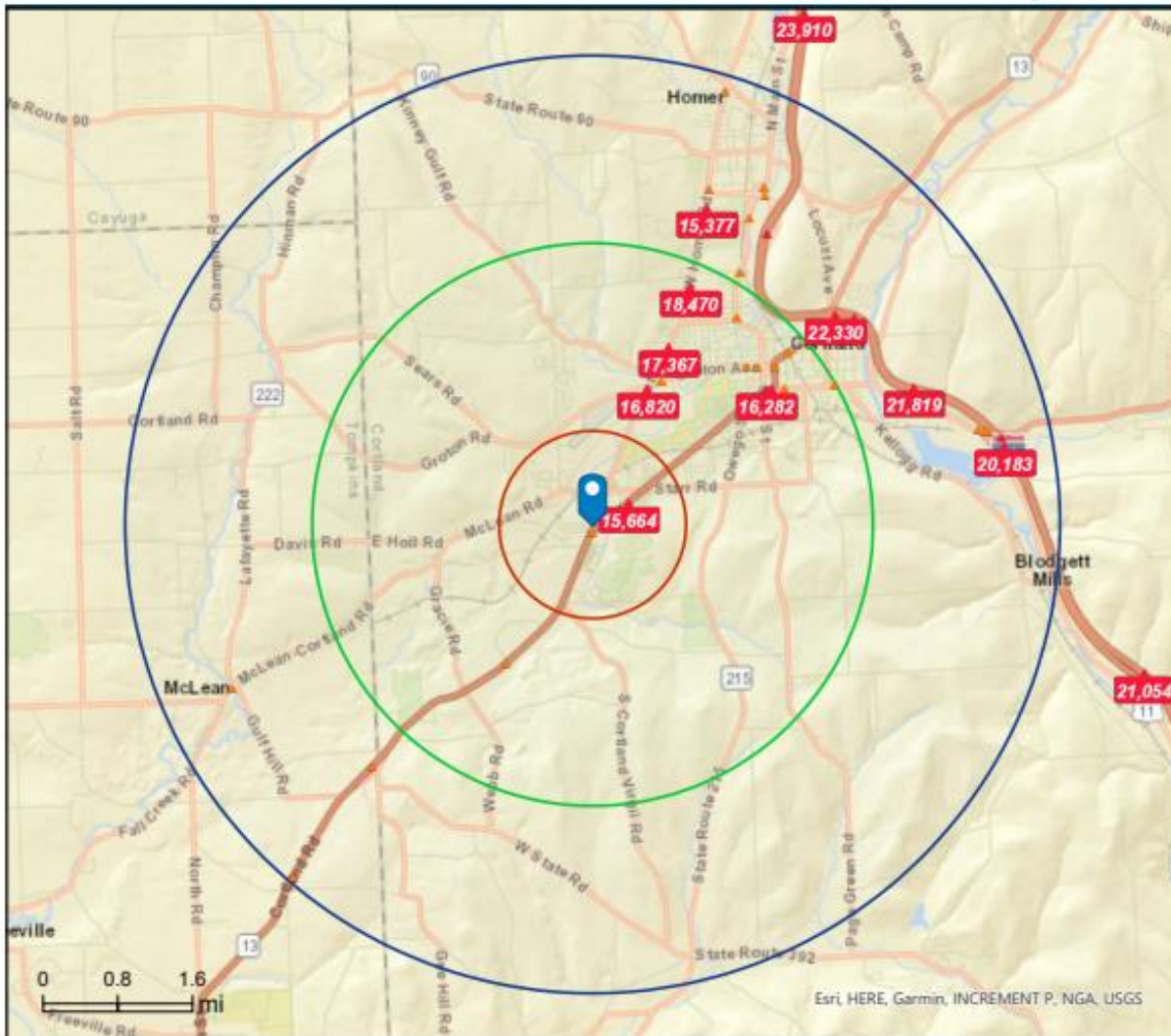
3505 Route 281 | Cortlandville, New York



### Traffic Count Map

3505 West Rd, Cortland, New York, 13045  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.57683  
Longitude: -76.21605



### DEMOGRAPHICS – 3 Mile Radius

22,062

Population



Median Age



907

Total Businesses



12,358

Total Employees



Average Household Size

\$48,716

Median Household Income