



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**3548 West Rd (Route 281)
Cortland, New York 13045**



FOR SALE OR LEASE

12,000± SF FREESTANDING RETAIL

Property Highlights

- 12,000± SF freestanding former Aaron's on prime corridor in Cortland, New York
- Building is in great condition
- Highly visible building with pylon signage
- A couple parcels north of the intersection of Routes 281 and 13
- Close to Dunkin, Vision Works, 7 Brew, McDonald's, Lowe's, Price Chopper, Taco Bell, Walmart and other successful national retailers
- Near SUNY Cortland with an enrollment of nearly 7,000 students

Demographic	3 Miles	5 Miles	7 Miles
Population	21,611	29,623	36,122
Households	8,583	11,956	14,602
Average H.H. Income	\$78,137	\$82,533	\$83,385
Daytime Employees	12,191	16,788	21,636

Source: ESRI Business Analyst 2025

Traffic Counts

Route 281 (West Road)	14,383 AADT
Route 11 (Tompkins Street)	15,389 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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