



FOR SALE, LAND-LEASE OR BUILD TO SUIT

1.07± ACRE DEVELOPMENT SITE

Property Highlights

- 1.07-acre parcel adjacent to Residence at Seven Valleys (student housing, 361 beds) and Dunkin
- Property has access to Tompkins Street (Route 13) from the rear of the property via a right of way easement through adjacent parcel
- Zoned B-3, Planned Commercial Business
- Near SUNY Cortland with an enrollment of nearly 7,000 students
- Minutes from downtown Cortland, with quick connections to Ithaca and Syracuse.
- Situated along Cortland's main retail corridor with a strong mix of regional and national restaurants and retailers, including Lowes, Aldi, Price Chopper, McDonald's, Taco Bell, 7Brew and Applebee's

Demographic

	1 Mile	3 Miles	5 Miles
Population	2,970	21,107	29,551
Households	1,206	8,400	11,933
Average H.H. Income	\$78,675	\$78,283	\$82,483
Daytime Employees	1,765	11,533	16,761

Source: ESRI Business Analyst 2025

Traffic Counts

West Rd (Rt. 281)	14,383 AADT
Tompkins St (Rt. 13)	15,380 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

Paige Karaz
Real Estate Salesperson
+1 315 445 8507
pkaraz@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

3538 Route 281
Cortland, New York 13045



