


FOR SALE, LAND-LEASE OR BUILD TO SUIT

0.70± ACRE DEVELOPMENT SITE

Property Highlights

- 0.70-acre parcel at the corner of Route 13 and South Cortland Virgil Road
- Zoned B-2, Highway Commercial Business
- Situated between Walmart and Byrne Dairy production facility as well as Gutches Lumber Sports Complex ("The Lumber Yard")
- Near SUNY Cortland with an enrollment of nearly 7,000 students and 1,400+ faculty and staff
- Minutes from downtown Cortland, with quick connections to Ithaca and Syracuse.

Demographic	1 Mile	3 Miles	5 Miles
Population	689	11,469	27,174
Households	310	3,821	10846
Average H.H. Income	\$86,141	\$84,898	\$81,224
Daytime Employees	1,221	4,748	15,480

Source: ESRI Business Analyst 2025

Traffic Counts

Route 13	11,490 AADT
S. Cortland-Virgil Road	732 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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