

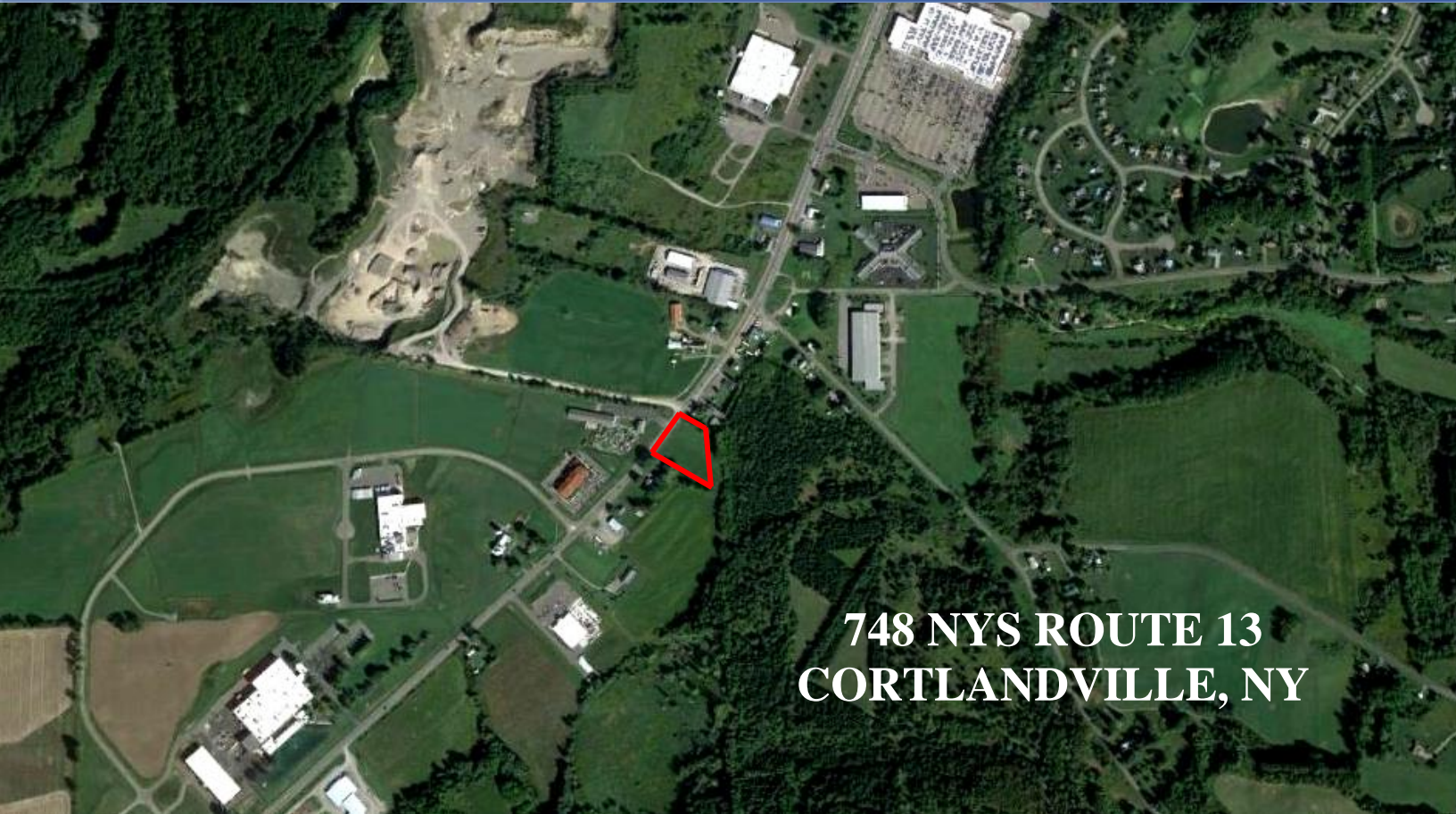


185 CLINTON AVE, CORTLAND, NY 13045

607-218-6221 | YAMANCI.COM

\$300,000

Land For Sale



**748 NYS ROUTE 13
CORTLANDVILLE, NY**

Overview

This property is new to the market in the fast-growing Route 13 corridor. The property is in a Cortlandville designated Zone Business 2, which would allow, with approvals, the potential location for a fuel storage and dispensing station with a retail application as is popular now. The owners would be open to build to suit or land lease. Parcel offers great potential in rapidly expanding commercial area.

Demographics:

3-mile ring 24,140 population

5-mile ring 31,798 population

10-mile ring 50,616 population

Features

Municipality:	Town of Cortlandville, Cortland County
Acreage:	2.5 Acres
Tax Map ID:	105.11-01-04.000
Zoning:	B-2
Utilities at Site:	Municipal sewer and water are available, as well as natural gas provided by NYSEG and electricity provided by National Grid.

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Points of Interest



Employers in Close Proximity to the Site

Industries have strong presence in the South Cortland area. The following manufacturers and major employers are located within a two-mile radius:

Pall Trinity Micro Corporation	650 to 675 employees
PASS World Headquarters, A Division of Pall Corp.	120 employees
Pyrotech	35 employees
Gutchess Lumber Company	200 to 399 employees
SUNY College at Cortland	900+ employees
J.M. Murray Center	200 to 311 employees
Forkey Construction	100 employees
Crown Industrial Corp.	10 to 24 employees
Cortland Commerce Center	60 to 100 employees
Bryne Dairy	25+ employees
Empire Tractor	10 to 15 employees

Traffic

Per NY DOT, traffic count on Route 13 just east of the intersection of Route 281 and Route 13 is 16,013 AADT, and the traffic on Route 281 just north of Routes 281 and 13 intersection is 17,098 AADT. Beyond the retail activity of South Cortland (south of the Walmart Supercenter) the traffic count on Route 13 is 11,312 AADT (NY DOT). NY DOT completed construction in 2010 of a major renovation and expansion of the Route 281 corridor from the site NYS Route 222 and will complete the project in 2017 from NYS Route 222 to Interstate 81.

Retail in the Corridor

R.H. Homer Carpet	Lowes
Price Chopper	JC Penney
Tarson Pools & Spas	Marshalls
Applebees	Key Bank
Moe's Southwest Grill	Walmart Super Center
A&W	Dunkin' Donuts
Aldi	Advanced Auto Parts
Aspen Dental	Sleep Lab
Central Tractor Supply	Diamond Wireless
McDonald's	First National Bank of Dryden
HEP Sales	Cannon Pools
Maurices	The Shoe Dept.
Game Stop	Sally Beauty Supply
GNC	Dollar Tree
Olympia Sports	Cortland Nails
AT & T Store	Payless Shoe Source
Cort-Lanes	Empire Vision Works

Residential

Located on the hillside immediately to the East of the Cortlandville Crossing Shopping Center is Walden Oaks planned community featuring 250 residential units surrounding the Walden Oaks Golf Course, a public 18-hole course with clubhouse facilities. Interspersed throughout the South Cortland area are residential developments, making the South Cortland area the fastest developing residential neighborhood. In addition, an 800-bed upscale student housing complex was completed in 2011 at the intersection of NYS Routes 281 and 13.



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