

RIVERSIDE PLAZA

160 Clinton Ave Cortland, NY 13045

AVAILABLE: 3,851 SF, 8,585 SF & 70,000 SF

BASE RENT: \$9-12 PSF (SUBJECT TO CHANGE
DEPENDING ON LANDLORD IMPROVEMENTS
AND/OR CONTRIBUTIONS) **WILL DIVIDE!**



Excellent High Visibility Location for any type of Retail
or Restaurant, Pharmacy, Storage and/or Medical
Uses!

No representation, warranty, or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales or withdrawals without notice.

David C. Muraco
President
Empire Management of CNY, Inc.

Empire
Mgt. Co.

Office: (315) 445-8990
Cell: (315) 420-0735
Email: dcmuraco@empiremgtco.com
www.empiremgtco.com

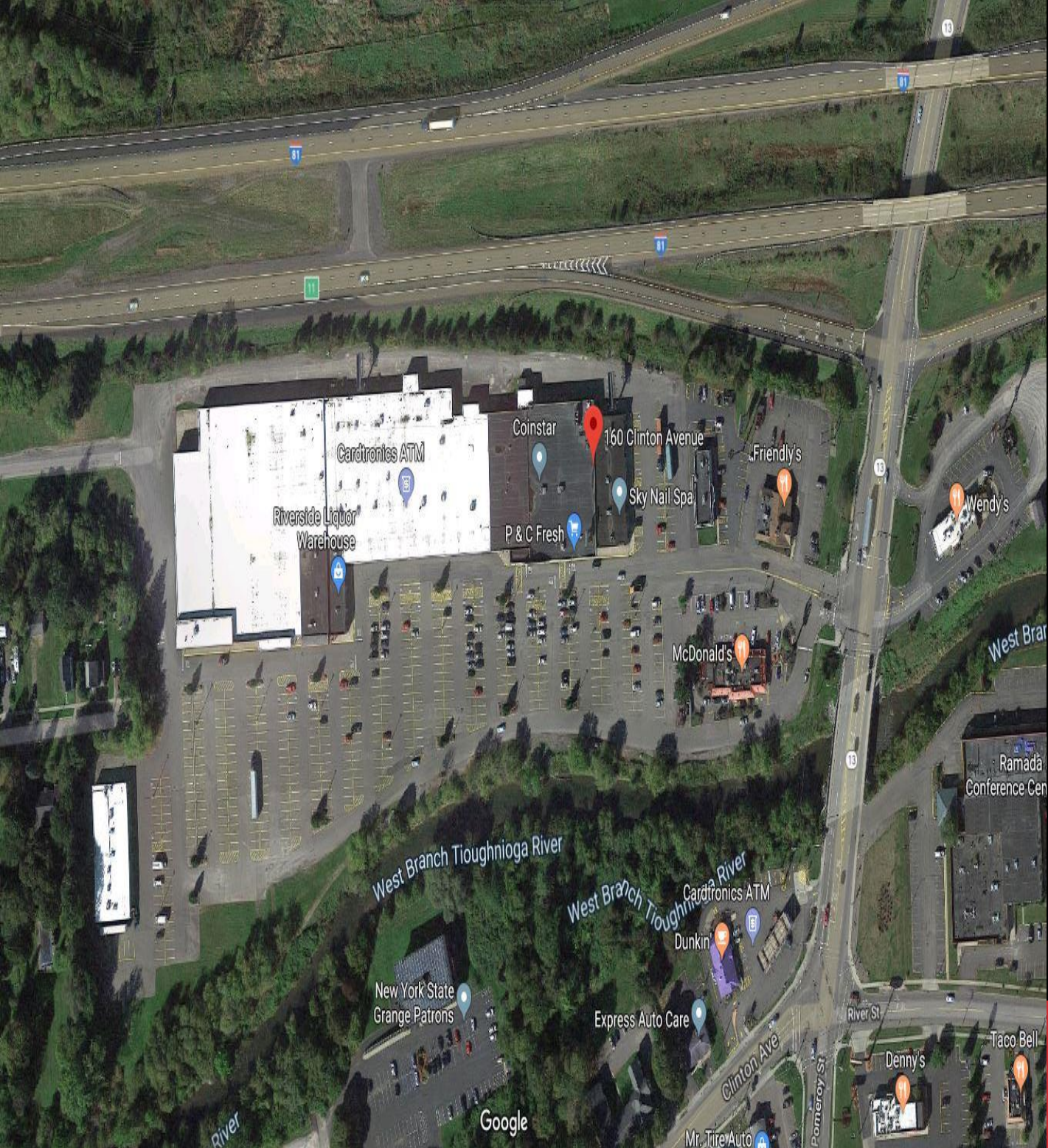
LEASING INFORMATION & PROPERTY HIGHLIGHTS

**Base Rent: \$9-12 NNN
(Subject to change
depending on Landlord
Improvements and/or
Contributions)**

**Join McDonald's, Friendly's,
Arby's, Subway, H&R Block,
P&C Fresh, Dollar Tree,
Family Dollar, Planet Fitness,
Joann Fabric & Craft Stores,
Cost Cutter, Riverside Liquor,
and more!**

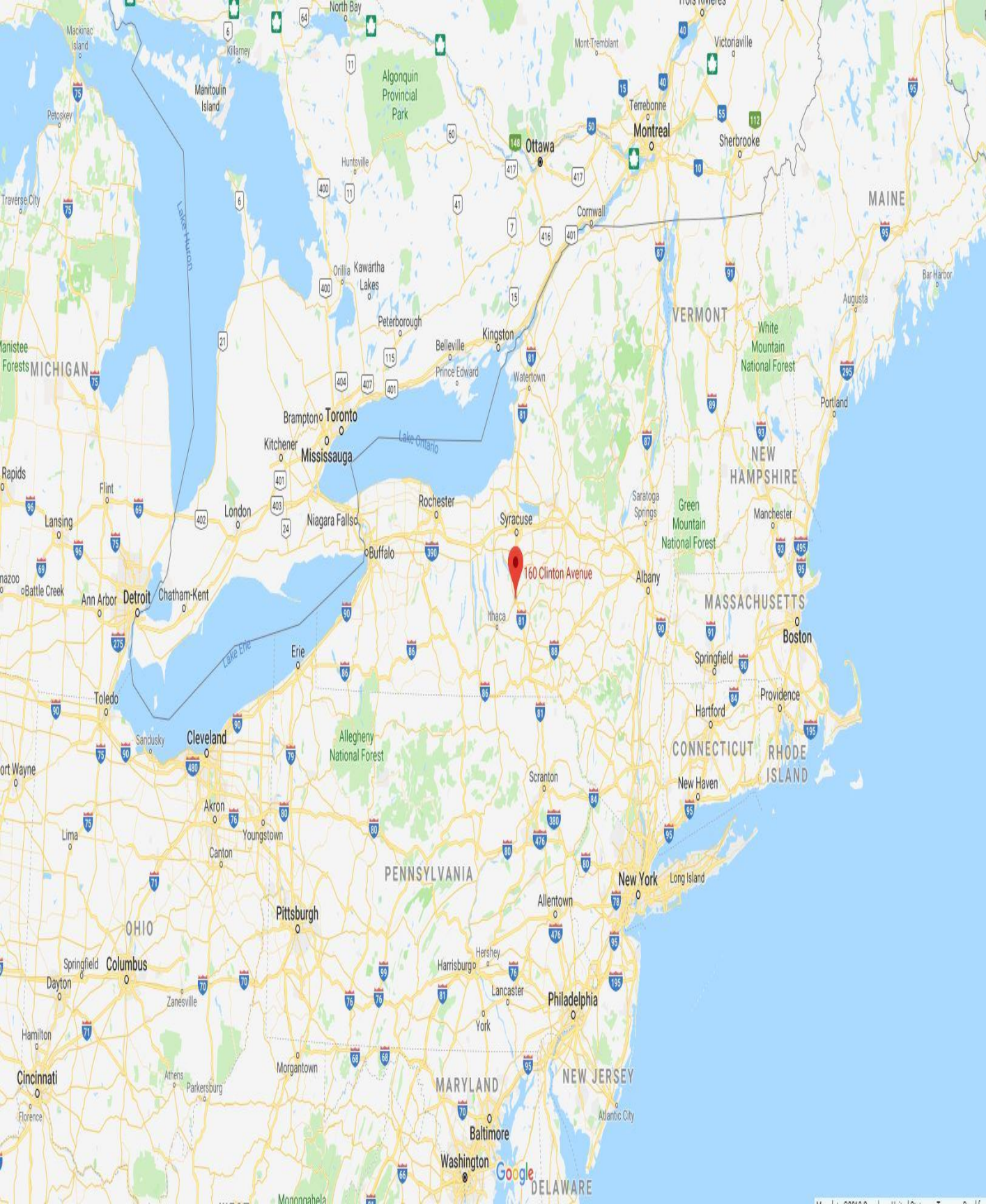
**½ mile from SUNY Cortland
32 miles South of Syracuse
40 miles North of
Binghamton**

- ◆ **I-81 47,015
ADT**
- ◆ **Route 13
17,223 ADT**
- ◆ **\$1,000,000 in
Capital
Improvements
to the plaza**
- ◆ **Excellent
signage
already in
place facing I-
81 and Clinton.**
- ◆ **Highly Visible
and positioned
in premier
retail district of
Cortland, NY**



AERIAL PHOTOGRAPH

Property Shown from the intersection of Interstate 81 & Clinton Ave in Cortland, NY



REGIONAL MAP