

# RIVERSIDE PLAZA

160 Clinton Ave Cortland, NY 13045

## AVAILABLE: 5,000 SF & 38,881 SF

### BASE RENT: \$12-15 PSF (SUBJECT TO CHANGE DEPENDING ON LANDLORD IMPROVEMENTS AND/OR CONTRIBUTIONS)

Will Divide

38,881 SF Available

5,000 SF Available

**OLLIE'S**  
GOOD STUFF CHEAP  
AVAILABLE  
+/- 38,881 SF  
31,581 SF

HIBACHI  
ARTIC BITES  
COMING SOON!



BUILDING  
SOLD  
2022



PROJECT LOCATION MAP 1"=1000'

NOTE:  
THIS SKETCH PLAN HAS NOT  
RECEIVED APPROVAL FROM ALL  
REVIEWING AGENCIES HAVING  
AUTHORITY AND IS THEREFORE  
SUBJECT TO CHANGE. THIS PLAN  
IS NOT FOR CONSTRUCTION.

**PROJECT SUMMARY**  
EXISTING PARKING SPACES = 802  
PROPOSED PARKING SPACES = 666  
HC SPACES REQUIRED (2%) = 14  
HC SPACES PROVIDED = 38  
STANDARD PARKING SPACES SHALL BE 10'X20'  
BUS PARKING SPACES SHALL BE 15'X50'

**RIVERSIDE PLAZA RIVERWALK AND PARKING ENHANCEMENTS**  
CORTLAND COUNTY, NY  
SALT CITY DEVELOPMENT CO., LLC.  
160 CLINTON AVENUE  
CORTLAND, NY 13045

**LAYOUT PLAN**

DATE	24 OCT 2018
SCALE	1"=50'
DRAWN BY	LAURENCE
CHECKED BY	LAURENCE
DESIGNED BY	LAURENCE
APPROVED BY	LAURENCE
PROJECT NO.	18-0000
CLIENT	LAURENCE
CONSULTANT	NAPIERALA CONSULTING
ADDRESS	1000 W. STATE ST. CORTLAND, NY 13045
PHONE	(607) 755-1111
WEBSITE	WWW.NAPIERALACONSULTING.COM

**C-1**

Excellent High Visibility Location for any type of Retail, Fast Food or Dine-In Restaurant, Coffee, Hardware, 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  
CEO  
Empire Management of CNY, Inc.  
112 S. Burdick St. Fayetteville NY 13066



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

# RIVERSIDE PLAZA

160 Clinton Ave Cortland, NY 13045

## NEW LEASED SPACE TO LA BAMBA CUISINE!

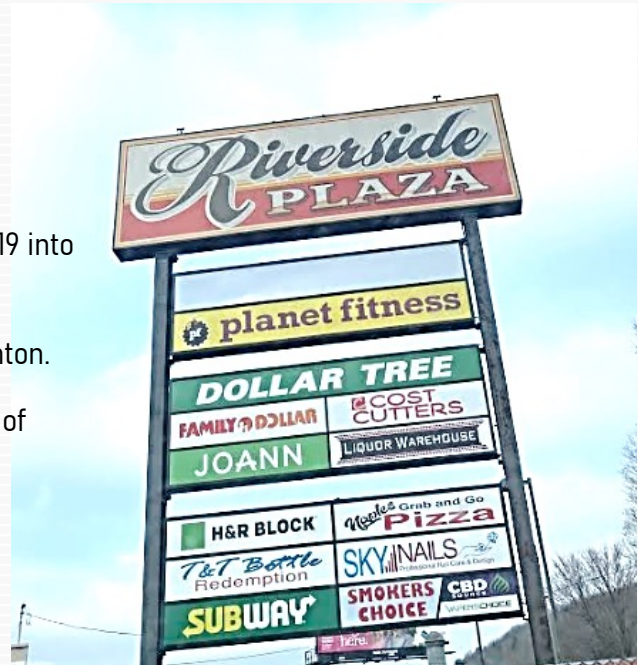


### Join

- ❖ McDonald's
- ❖ Friendly's
- ❖ Arby's
- ❖ Subway
- ❖ H&R Block
- ❖ P&C Fresh
- ❖ Arctic Bites Hibachi
- ❖ Dollar Tree
- ❖ Family Dollar
- ❖ Planet Fitness
- ❖ Joann Fabric & Craft Stores
- ❖ Cost Cutters
- ❖ Riverside Liquor
- ❖ OLLIE'S BARGAIN OUTLETS (COMING SOON!)

**and more!**

- ❖ I-81 47,015 ADT
- ❖ Route 13 17,223 ADT
- ❖ \$1,000,000 in Capital Improvements to the plaza in 2019 into 2020!
- ❖ Excellent signage already in place facing I-81 and Clinton.
- ❖ Highly Visible and positioned in premier retail district of Cortland, NY
- ❖ ½ mile from SUNY Cortland
- ❖ 32 miles South of Syracuse
- ❖ 40 miles North of Binghamton



David C. Muraco  
CEO  
Empire Management of CNY, Inc.  
112 S. Burdick St. Fayetteville NY 13066

**Empire  
Mgt. Co.**

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

# RIVERSIDE PLAZA

160 Clinton Ave Cortland, NY 13045

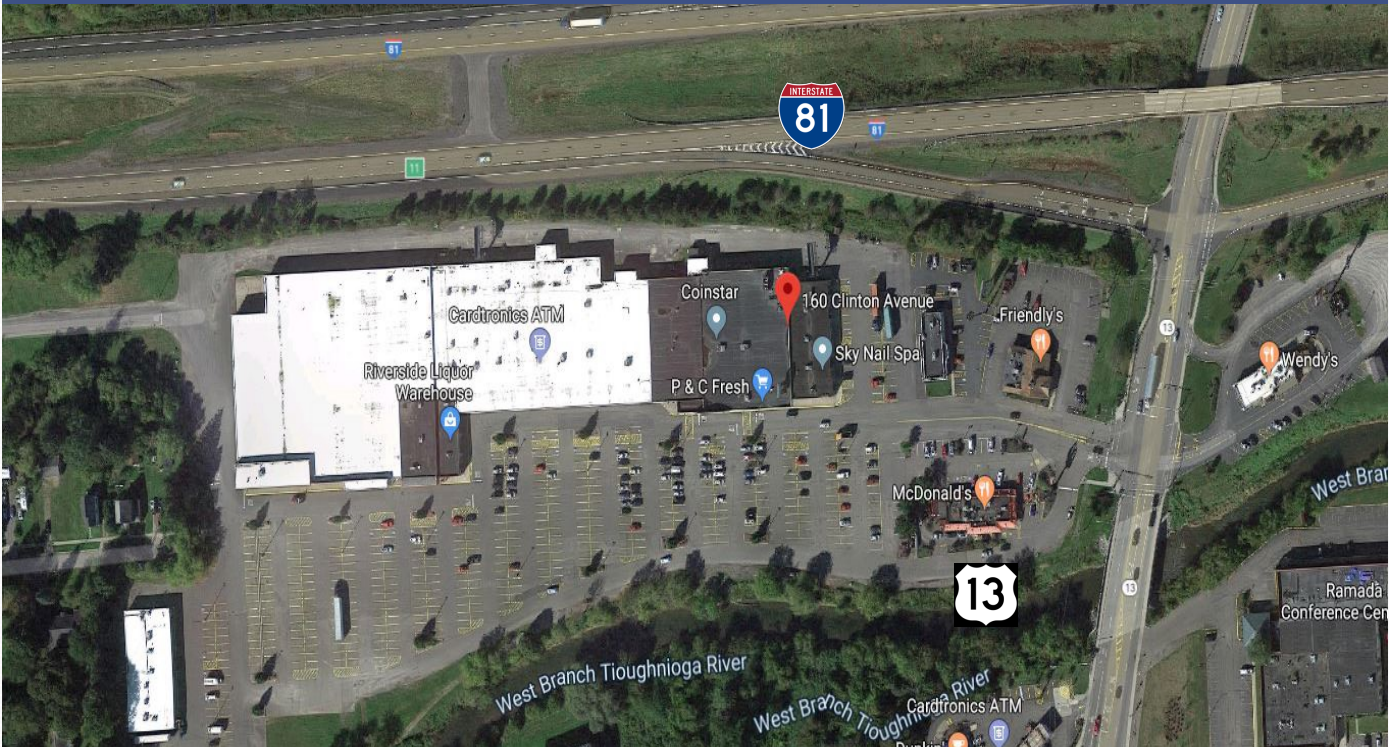
AVAILABLE: 5,285 SF & 38,881 SF

38,881 SF



## AERIAL PHOTOGRAPH

PROPERTY SHOWN FROM THE INTERSECTION OF INTERSTATE 81 & CLINTON AVE IN CORTLAND, NY



David C. Muraco  
CEO  
Empire Management of CNY, Inc.  
112 S. Burdick St. Fayetteville NY 13066

**Empire**  
Mgt. Co.

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

