

RIVERSIDE PLAZA

160 Clinton Ave Cortland, NY 13045

AVAILABLE: 13,206 SF

BASE RENT: CALL FOR PRICING (SUBJECT TO CHANGE DEPENDING ON LANDLORD IMPROVEMENTS AND/OR CONTRIBUTIONS)



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.

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Tenants Include:

- ❖ McDonald's, Friendly's, Arby's, Subway, H&R Block, P&C Fresh, Arctic Bites Hibachi, Dollar Tree, GOODWILL (NOW OPEN!) Family Dollar, AREA 51, Planet Fitness, Cost Cutters, Riverside Liquors, OLLIE'S BARGAIN OUTLET & MORE!

Property Highlights:

- ❖ 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



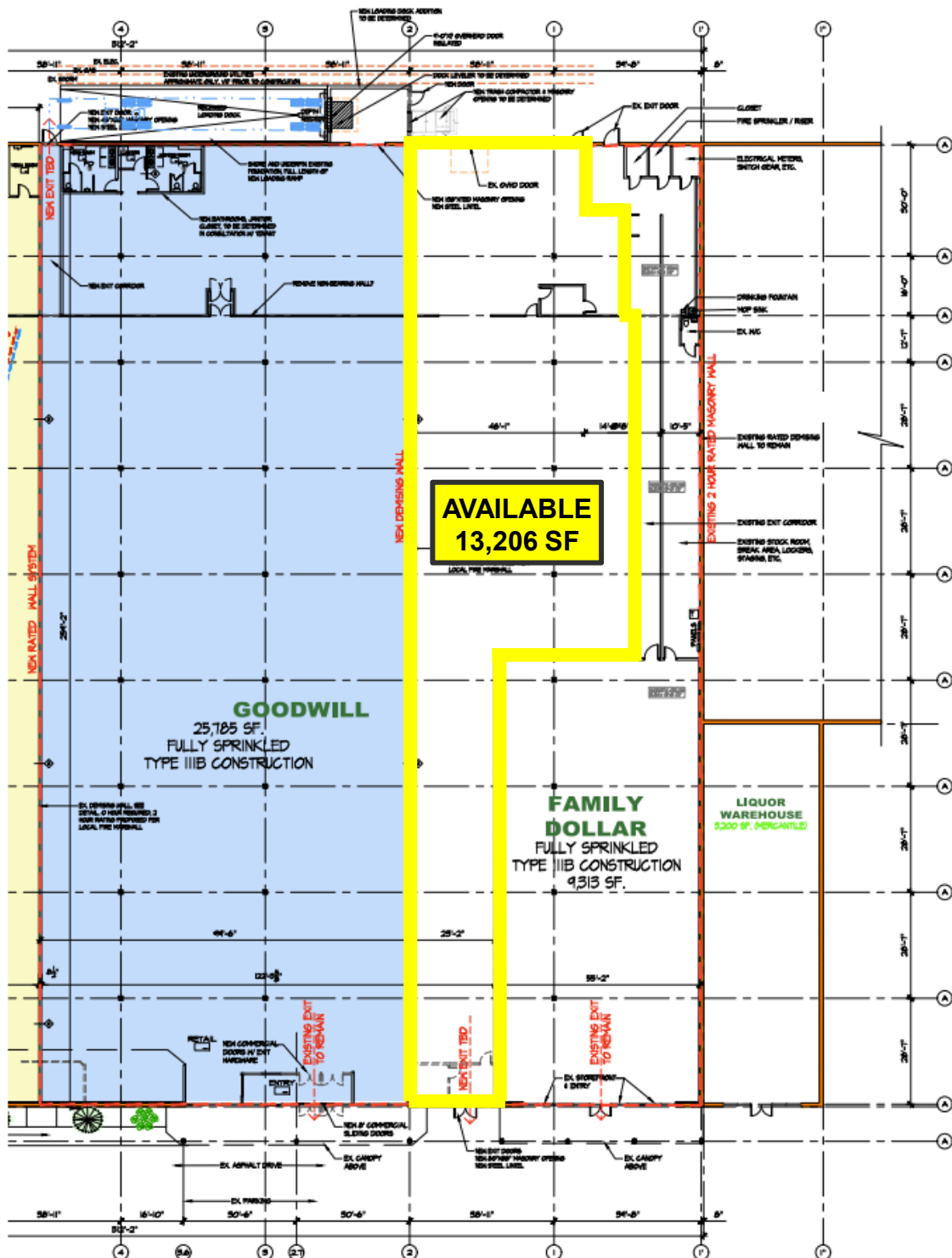
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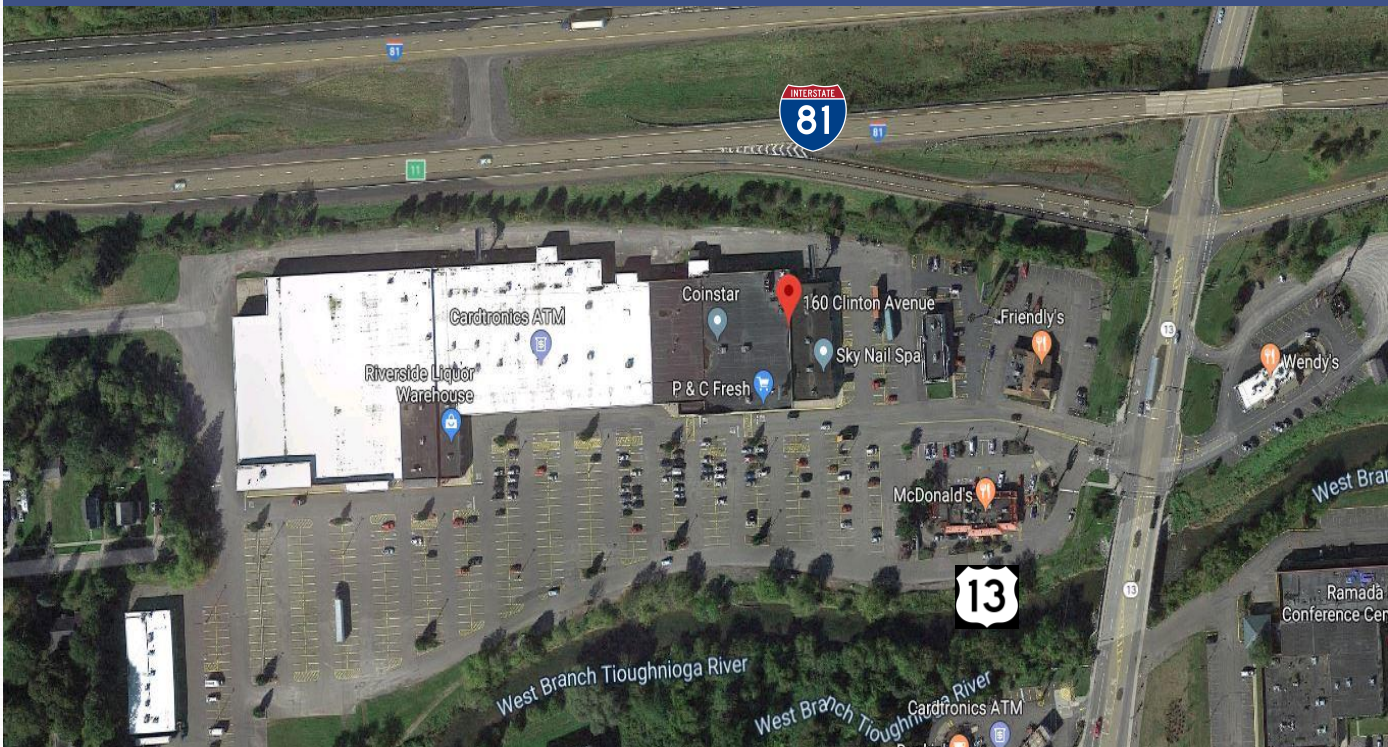
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AERIAL PHOTOGRAPH

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



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