

64 N. MAIN ST.

64 N. MAIN ST., CORTLAND, NY 13045

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 64 N. Main St. in Cortland, NY. This well-managed retail or office space has 5,600 SF commercial building on the SW corner of N Main St & Arthur Ave. Outstanding The building is in a well-established area with superb on-site parking, over 35 spaces. The 5,600 SF building sits near the center of the Cortland business district & near SUNY Cortland college. This property is a well-known retail staple of the Cortland community for 15+ years and offers landmark recognition & engaging signage. Give our team of Cortland County leasing experts a call at 847-904-9200 or fill out our contact form to get more info about this available property. This is an excellent opportunity to expand your business in Central New York.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	1,200 - 4,233 SF
Building Size:	5,609 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,090	11,186	13,166
Total Population	13,475	26,332	30,997
Average HH Income	\$51,561	\$60,670	\$63,797

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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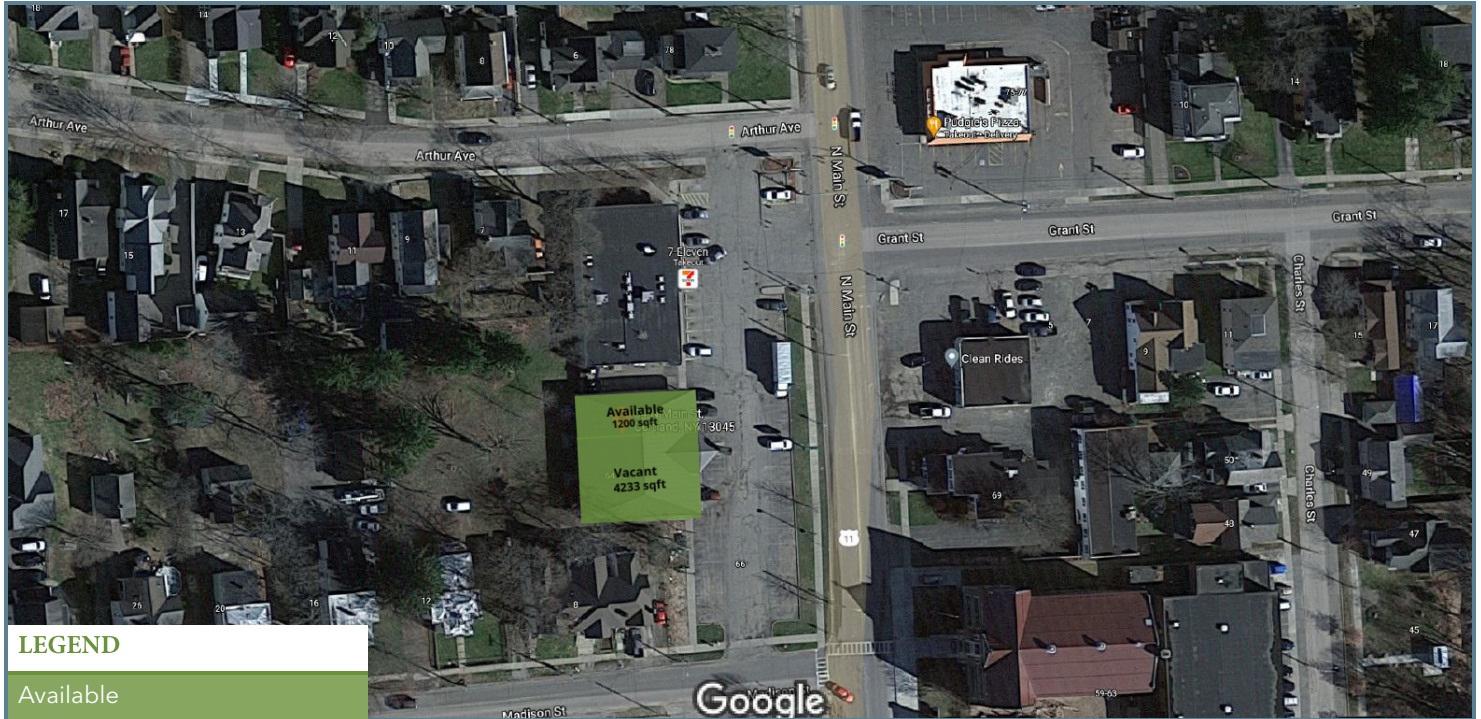
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 4,233 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
64 N. Main St.	Available	4,233 SF	NNN	Negotiable	-
64 N. Main St.	Available	1,200 SF	NNN	Negotiable	-

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The floor plan illustrates the proposed addition to the existing building. Key features include:

- Rooms and Areas:** Family Fun, Classics, Sequels, Favorites, Games, Sand Up, and various storage areas.
- Dimensions:** Various room dimensions are provided, such as 19'-0" x 11'-0" for the main addition area.
- Scale:** 1/8" = 1'.
- Legend:** A legend at the bottom left identifies symbols used in the plan.

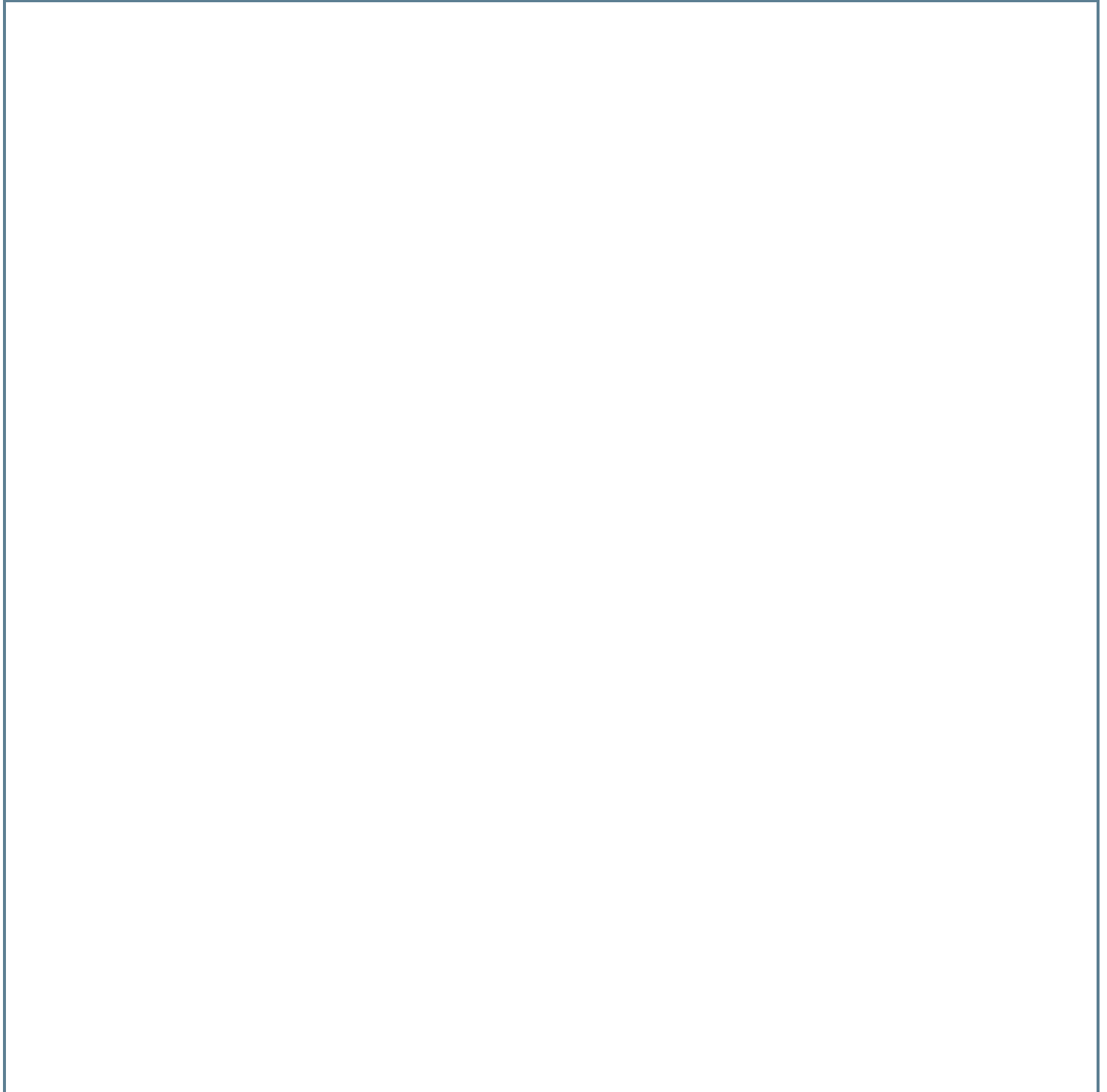
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 4,233 SF	Lease Rate:	Negotiable

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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RETAILER MAP



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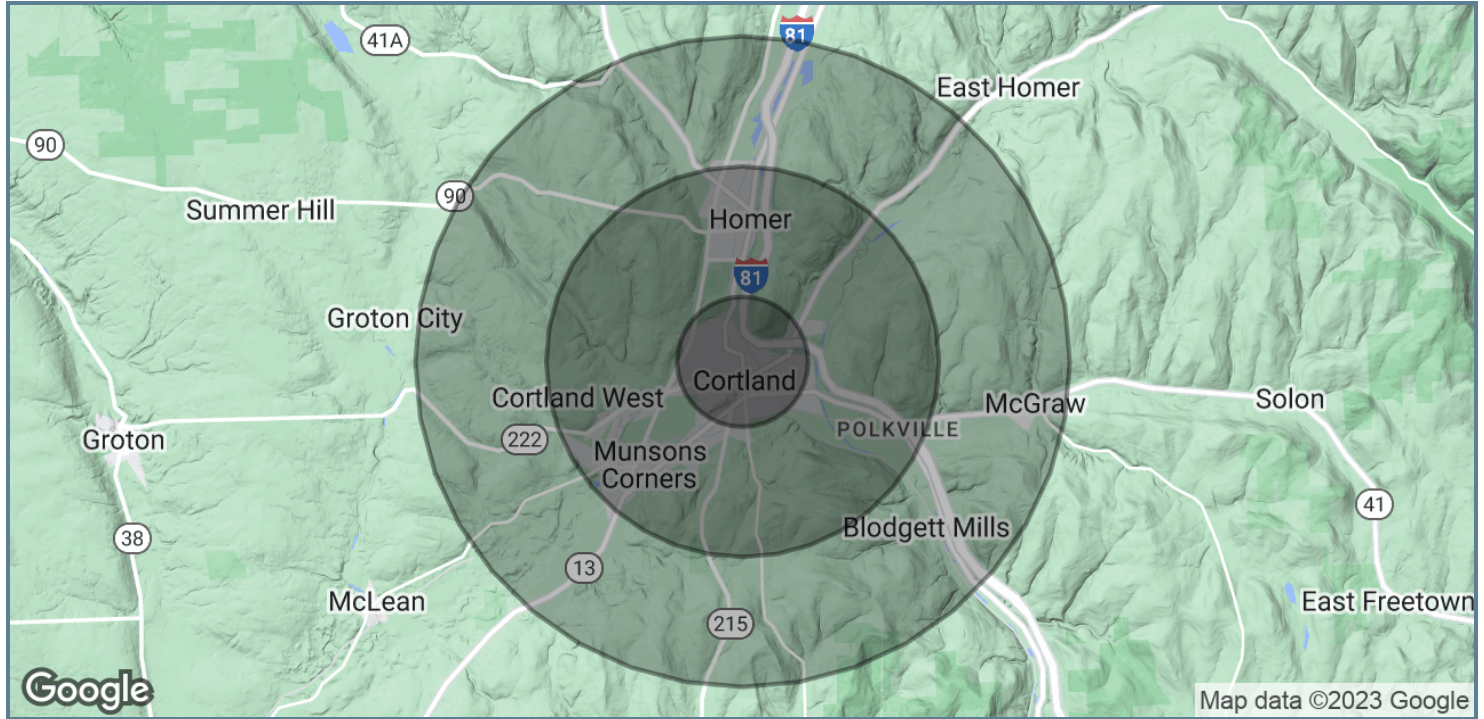
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,475	26,332	30,997
Average Age	31.9	35.3	36.4
Average Age (Male)	31.7	36.0	36.8
Average Age (Female)	33.7	35.7	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,090	11,186	13,166
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$51,561	\$60,670	\$63,797
Average House Value	\$114,583	\$133,361	\$138,077

* Demographic data derived from 2020 ACS - US Census

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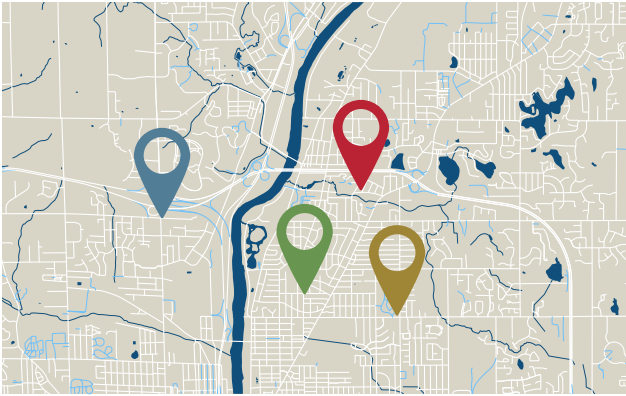


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

847-904-9200

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