



**FOR LEASE | OFFICE/RETAIL**

945 McLean Rd., Cortland, NY 13045



## PROPERTY FEATURES

- Cortland, NY - 2,200+/- SF Office or Retail Space with parking
- Highly visible location at the intersection of McLean Rd and Rt. 281
- Wide, signalized corner with daily traffic counts of over 18,000 cars
- Situated between Cortlandville Plaza, Kinney Drugs and Doug's Fish Fry

### CONTACT EXCLUSIVE AGENT:

**Stephen W. Saleski**

*Real Estate Associate Broker*

(M): 315.727.3103

[ssaleski@suttoncos.com](mailto:ssaleski@suttoncos.com)

### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

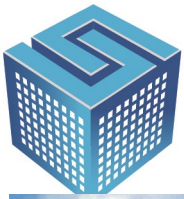
Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	3,233	22,149	30,364
<b>Households</b>	1,315	8,106	11,337
<b>Median Household Income</b>	\$62,281	\$54,064	\$57,858

Source: Loopnet

**TRAFFIC COUNTS**

- McLean Rd.— 6,541
- Rt. 281 (West St) — 18,106
- Rt. 13 —14,062

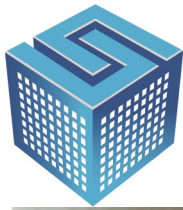
Source: NYS DOT 2023

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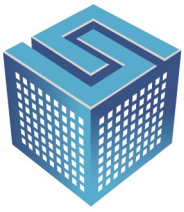
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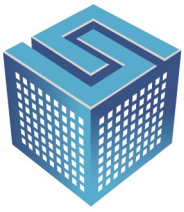
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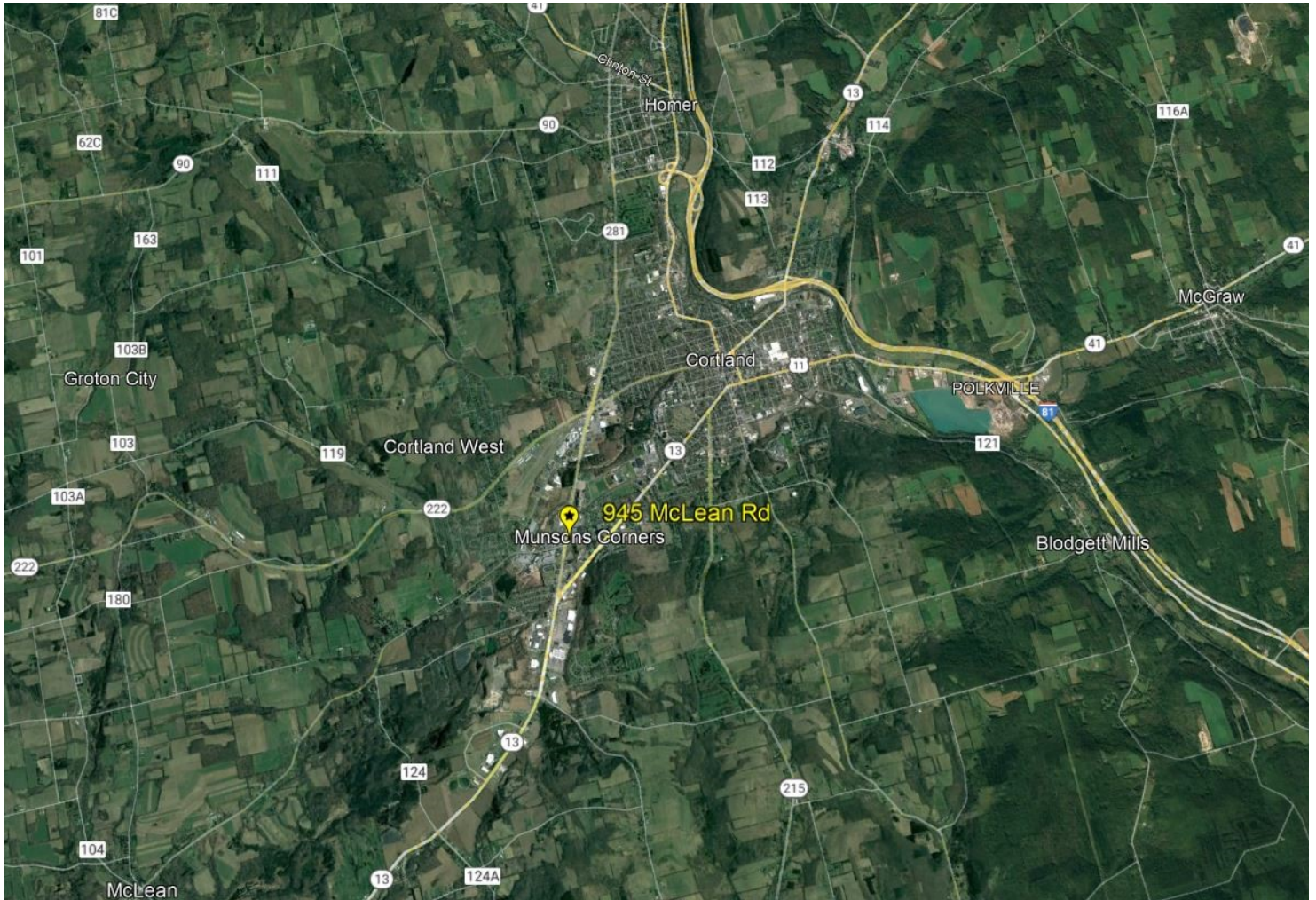




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