

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

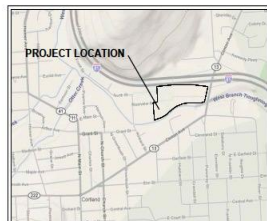
38,881 SF Available

5,000 SF Available

AVAILABLE
±/- 38,881 SF

BUILDING
SOLD
2022

**HIBACHI
ARCTIC BITES**



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 IMPROVEMENTS
CORTLAND COUNTY, NY
SALT CITY DEVELOPMENT CO., LLC
160 CLINTON AVENUE
CORTLAND, NY 13045

LAYOUT PLAN

DATE	DESCRIPTION
10-08-2018	PRELIMINARY LAYOUT PLAN
11-08-2018	REVISED LAYOUT PLAN
01-09-2019	REVISED LAYOUT PLAN
04-09-2019	REVISED LAYOUT PLAN
08-09-2019	REVISED LAYOUT PLAN
10-09-2019	REVISED LAYOUT PLAN
12-09-2019	REVISED LAYOUT PLAN
02-10-2020	REVISED LAYOUT PLAN
04-10-2020	REVISED LAYOUT PLAN
06-10-2020	REVISED LAYOUT PLAN
08-10-2020	REVISED LAYOUT PLAN
10-10-2020	REVISED LAYOUT PLAN
12-10-2020	REVISED LAYOUT PLAN
02-11-2021	REVISED LAYOUT PLAN
04-11-2021	REVISED LAYOUT PLAN
06-11-2021	REVISED LAYOUT PLAN
08-11-2021	REVISED LAYOUT PLAN
10-11-2021	REVISED LAYOUT PLAN
12-11-2021	REVISED LAYOUT PLAN
02-12-2022	REVISED LAYOUT PLAN
04-12-2022	REVISED LAYOUT PLAN
06-12-2022	REVISED LAYOUT PLAN
08-12-2022	REVISED LAYOUT PLAN
10-12-2022	REVISED LAYOUT PLAN
12-12-2022	REVISED LAYOUT PLAN

NAPIERALA CONSULTING ENGINEERS

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
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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 OUTLET
- ❖ Arctic Bites Hibachi

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



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38,881 SF



AERIAL PHOTOGRAPH

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



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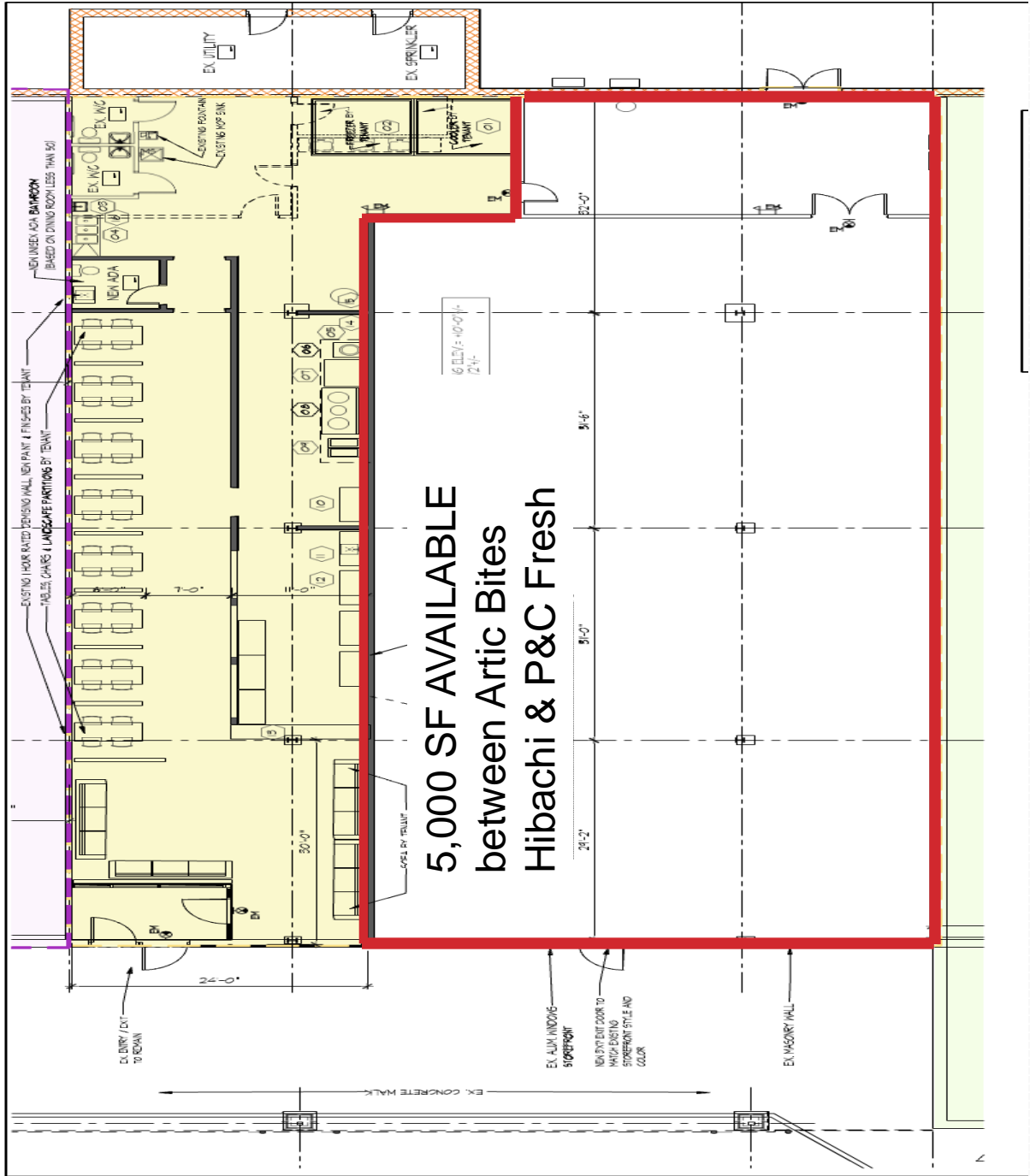
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AVAILABLE 5,000 SF



Excellent High Visibility Location for any type of Retail or Restaurant next to Planet Fitness, Dollar Tree, P&C Fresh Grocery, Joann Fabrics, Family Dollar, and Cost Cutters

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