

OFFERING MEMORANDUM

OFFICE/RETAIL SPACE - FOR LEASE

11 Clinton Ave, Cortland, NY 13045

FOR LEASE: \$850/MO + UTILITIES



600 SF AVAILABLE | 0.09 ACRES | BUILT IN 1930

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OFFERING MEMORANDUM

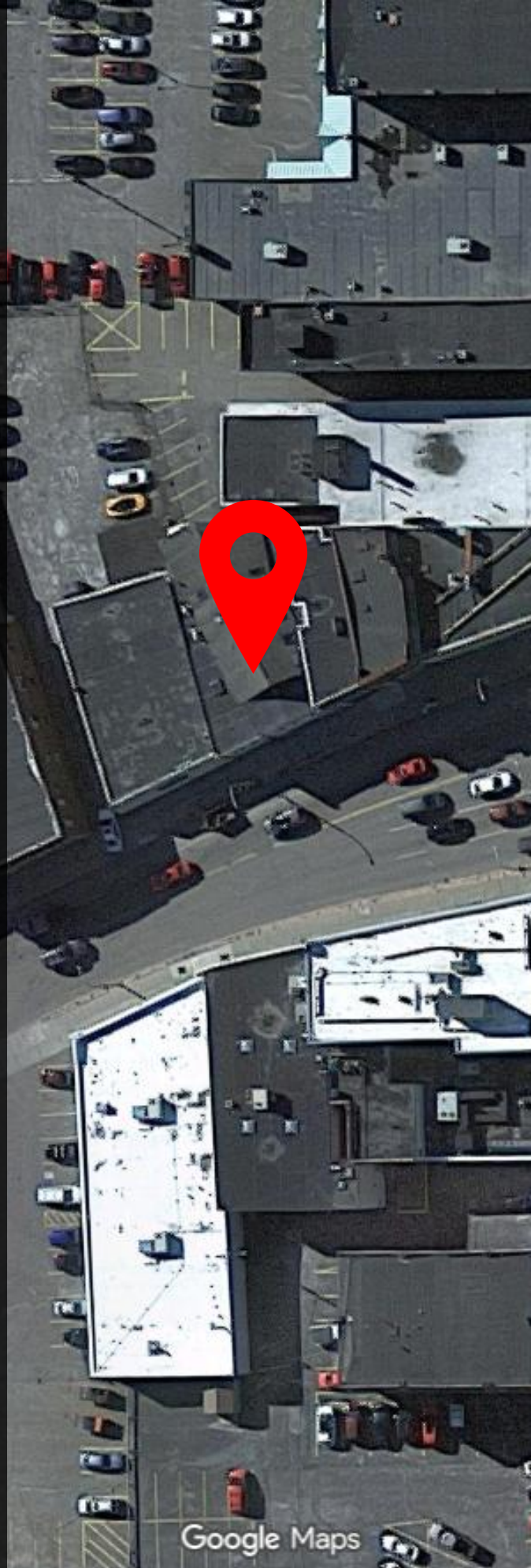
11 CLINTON AVE

Cortland, NY 13045

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



Google Maps



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EXECUTIVE SUMMARY

11 CLINTON AVE

Cortland, NY 13045

Cortland, New York is a vibrant small-city hub for Cortland County, anchored by a walkable downtown core that supports a strong mix of retail, service, professional office, and hospitality uses. 11 Clinton Avenue is positioned in the Central Business District, just off Main Street—Cortland’s primary commercial corridor—providing high visibility and easy access for both local traffic and visitors.

Main Street’s two-way traffic flow enhances storefront exposure and makes the location convenient from multiple directions. Tenants also benefit from municipal parking options nearby, supporting customer convenience and employee accessibility in the immediate vicinity.





Cortland, NY

Cortland, New York, is a small city in Central New York and the county seat of Cortland County. Strategically positioned between Syracuse and Binghamton along the I-81 corridor, the city serves as a regional hub for education, light manufacturing, agribusiness, and distribution. Key industries include higher education, food production, precision manufacturing, and logistics. The presence of State University of New York at Cortland significantly influences the local economy, workforce demographics, and rental housing demand. Culturally, Cortland blends college-town energy with rural upstate character. Downtown features locally owned restaurants, small retailers, and historic architecture, while nearby farms and vineyards support an active agricultural economy. Seasonal recreation plays a major role, with proximity to ski resorts, lakes, and hiking trails drawing visitors year-round. The city's affordability and access to outdoor amenities continue to attract students, families, and small business owners. Location is one of Cortland's strongest assets. Positioned almost equidistant between Syracuse (approx. 30 miles north) and Binghamton (approx. 45 miles south), the city benefits from regional labor access and transportation connectivity while maintaining lower operating and occupancy costs than larger metro areas. Its placement along I-81 anchors it firmly within Central New York's north–south commercial corridor.



DEMOGRAPHIC SUMMARY

CORTLAND, NY

POPULATION

Cortland
17,244

State: New York 19.5 Million

MEDIAN AGE

Cortland
26.8 Years

State: New York 39.2 Years

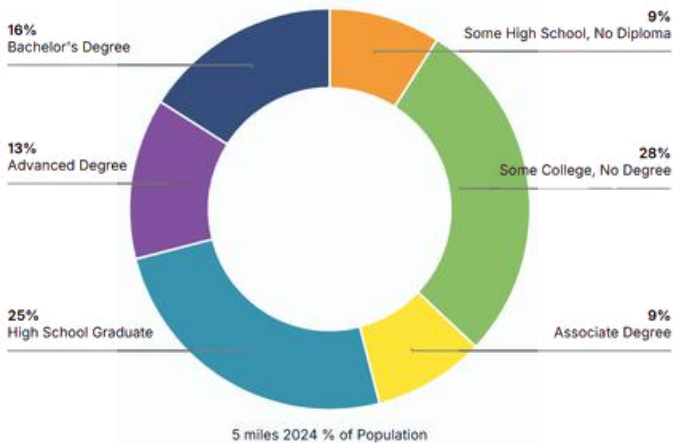
MEDIAN HOUSEHOLD INCOME

Cortland
\$49,890

State: New York \$79,557

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New York at large.



2024 STATISTICS

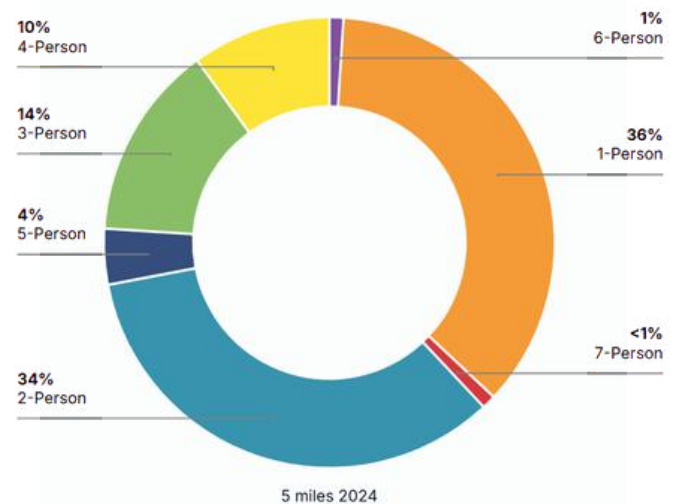
	2 Mile	5 Mile	10 Mile
Population 2024	21,335	30,630	45,695
Total Households	8,123	11,902	17,921
Avg Household Size	2.1	2.2	2.3
Avg Household Income	\$71,703	\$78,335	\$81,643

ECONOMIC INDICATORS

4.4% Cortland Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Cortland
6,835

State: New York 7.60 Million



2.3
Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

I-81 (Interstate 81) – Major north–south interstate running directly through Cortland; connects to Syracuse (north) and Binghamton (south), with access to I-90 (NYS Thruway) in Syracuse and I-86 in the Southern Tier.

NY-13 (Tompkins Street / Cortland–Ithaca Corridor) – Primary east–west arterial through downtown; links Cortland to Ithaca (southwest) and Cazenovia/Chittenango (north). Provides direct access to Cornell University and the Ithaca market.

NY-281 – North–south route running parallel to I-81 on the west side of the city; connects to Homer and provides alternative local access to interstate interchanges.

US-11 – Historic north–south route running parallel to I-81; serves local commercial traffic and connects Cortland to smaller Central New York communities.



AIRPORT PROXIMITY

Syracuse Hancock International Airport (SYR): Located approximately 35 miles north of Cortland, this is the closest major commercial airport. SYR offers extensive domestic service and limited international connections, serving as Central New York’s primary air travel hub. Access is direct via I-81 north.

Ithaca Tompkins International Airport (ITH): Situated about 20 miles southwest of Cortland, ITH provides regional commercial service with flights to major hubs. This is the closest commercial airport by distance and offers a convenient alternative for regional travel.

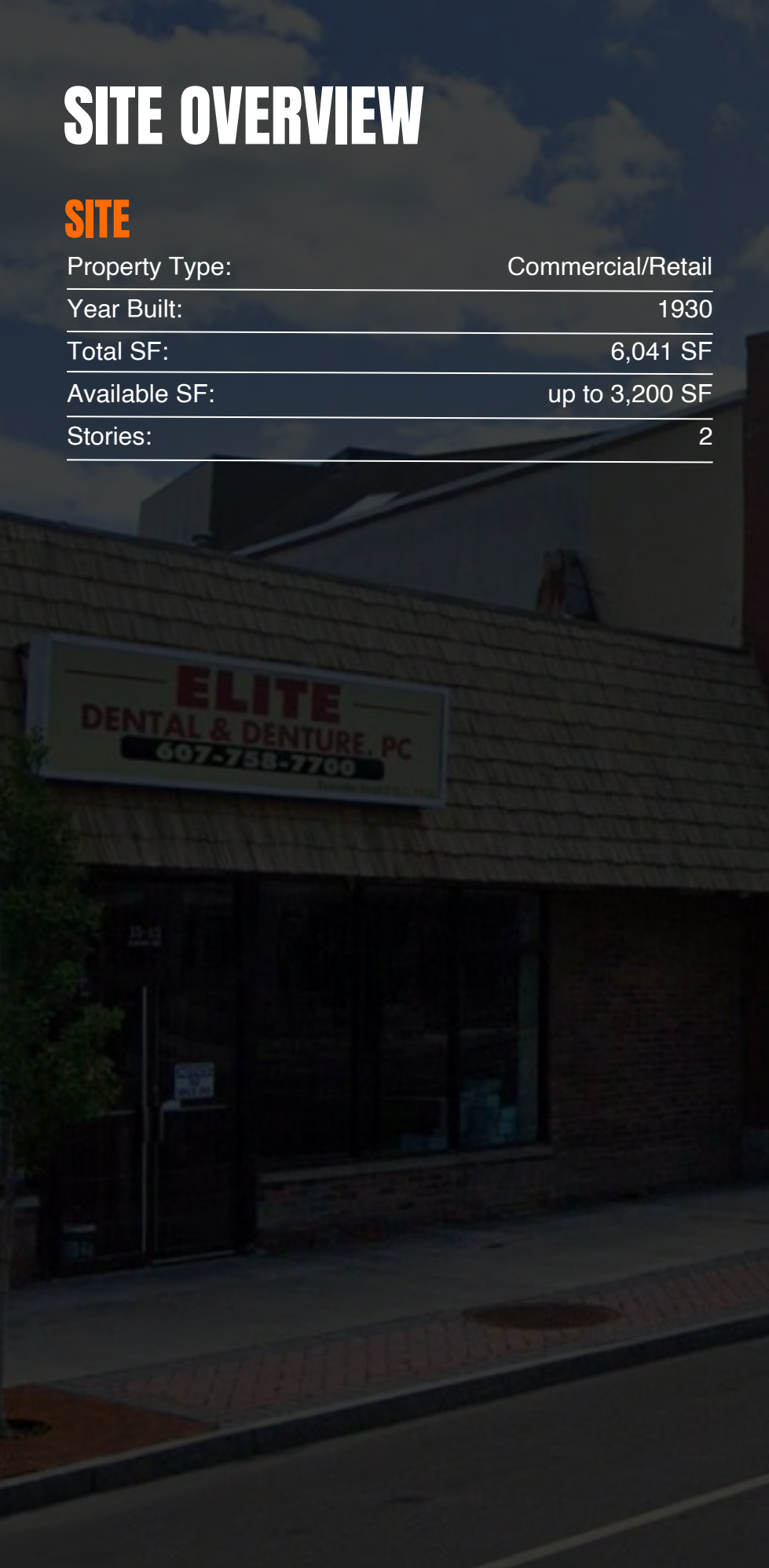
Greater Binghamton Airport (BGM): Located roughly 45 miles south via I-81, BGM offers limited commercial service but serves as an additional regional option for domestic flights.

Cortland County Airport-Chase Field (N03): A local general aviation airport just south of downtown, primarily serving private aircraft, business aviation, and flight training.

SITE OVERVIEW

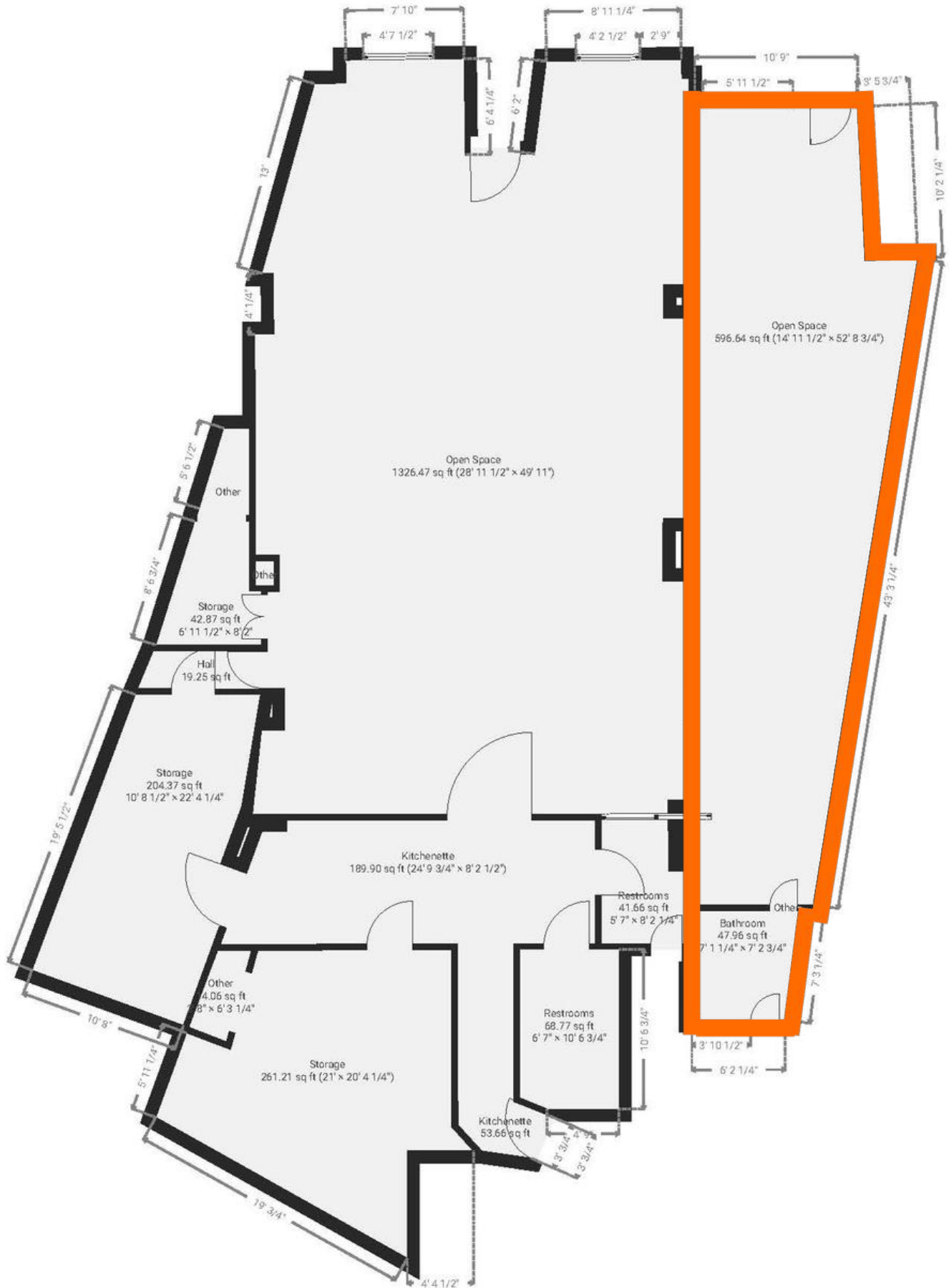
SITE

Property Type:	Commercial/Retail
Year Built:	1930
Total SF:	6,041 SF
Available SF:	up to 3,200 SF
Stories:	2



▼ 1st Floor

TOTAL AREA: 3221.42 sq ft • LIVING AREA: 3158.17 sq ft • ROOMS: 15





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