



DOWNTOWN CORTLAND · MAIN STREET

91-101 Main Street

Cortland, NY 13045

PROPERTY OVERVIEW

A prominent storefront retail and office building in the heart of downtown Cortland, directly on Main Street. With strong frontage, a central business location surrounded by amenities, and flexible first-floor space from 8,000 to 15,000 SF, this is a rare opportunity to establish your business at the center of the city's commercial core.

15,803 SF

BUILDING AREA

8K-15K SF

AVAILABLE

Retail

/ OFFICE USE

Downtown

MAIN STREET

Christopher
Calabro(607)
756-4048

cjcrentals@aol.com

Property Overview

91-101 Main Street · Cortland, NY 13045

For Lease

In the heart of downtown Cortland — prime Main Street frontage, surrounded by amenities, with flexible space and plentiful parking.

THE OPPORTUNITY

91-101 Main Street places your business at the center of Cortland's Central Business District, on the city's primary commercial corridor. The storefront retail and office building offers excellent visibility and walkable proximity to the surrounding shops, services, and dining that anchor downtown.

The available first-floor space ranges from 8,000 to 15,000 SF and is well suited to office, professional services, or retail users seeking a high-profile downtown address. With on-site parking and a flexible footprint, the building can accommodate a single large tenant or be configured to fit.



OPEN INTERIOR & MEZZANINE · 91-101 MAIN STREET

BUILDING SPECIFICATIONS

Property Type	Retail
Secondary Type	Storefront / Office
Building Area (GLA)	15,803 SF
Available	8,000-15,000 SF
Floors	1
Year Built	1979
Construction	Masonry
Building Height	19 ft
Tenancy	Multi
Parking	6 spaces (0.38)
Land Area	0.36 AC
Zoning	Central Business

HIGHLIGHTS

- ◆ In the heart of a modern downtown
- ◆ Surrounded by lots of amenities
- ◆ Plenty of parking

Gallery & Location

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For Lease



THE LOCATION

Directly on Main Street in downtown Cortland's Central Business District, surrounded by established shops, restaurants, and services, with convenient on-site and street parking.

IDEAL FOR

Office and professional-services tenants, retail and storefront concepts, and businesses seeking a visible, walkable downtown address.

AT A GLANCE

Main Street frontage

8,000–15,000 SF available

Central Business zoning

On-site parking

Retail / Office use

All square footages and figures are approximate and subject to verification. Information contained herein is believed to be accurate but is not warranted. Pricing, availability, and terms subject to change.

Christopher Calabro

CALABRO PROPERTIES

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