

## OFFERING MEMORANDUM

# OFFICE/RETAIL SPACE - FOR LEASE

77 Main St, Cortland, NY 13045



**800 SF AVAILABLE | 0.11 ACRES | BUILT IN 1960**

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# OFFERING MEMORANDUM

## 77 MAIN ST

Cortland, NY 13045

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### 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.





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## EXECUTIVE SUMMARY

# 77 MAIN ST

Cortland, NY 13045

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Now available at 77 Main Street — a highly visible commercial space of just under 800 SF located in the heart of Cortland’s business district. With Main Street recently converted back to two-way traffic, the property benefits from increased exposure to passing vehicles, strong foot traffic, and excellent overall visibility.

Large front windows provide exceptional natural light and create an inviting storefront presence, while the interior includes an office, bathroom, and kitchenette for added functionality. Rear access to the building, efficient mini-split heating and cooling, and ample municipal plus on-street parking for customers and employees round out this well-located and highly practical downtown opportunity. Ideal for retail, office, boutique service, or specialty commercial use.





## 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

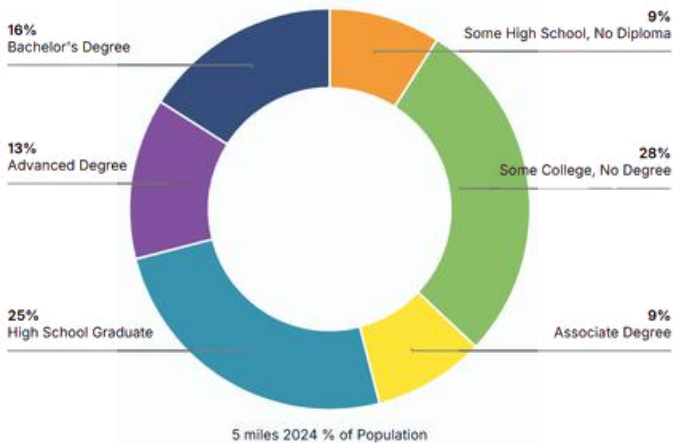
## MEDIAN HOUSEHOLD INCOME

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

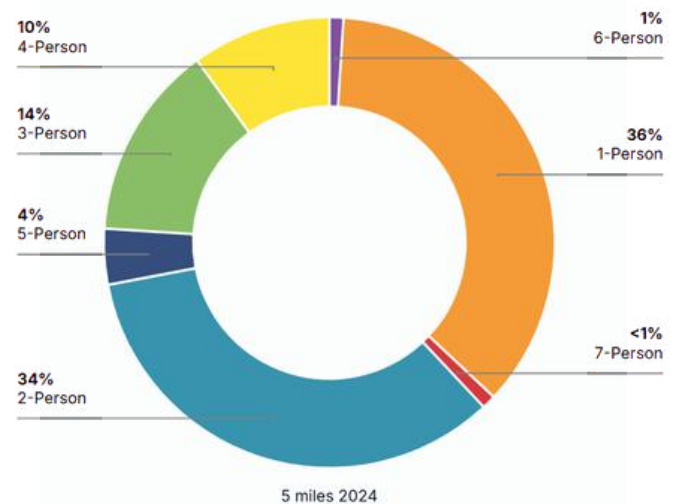
	2 Mile	5 Mile	10 Mile
Population 2024	21,335	30,630	45,695
Total Households	8,123	11,902	17,921
Avg Household Size	2.1	2.2	2.3
Avg Household Income	\$71,703	\$78,335	\$81,643

## 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.

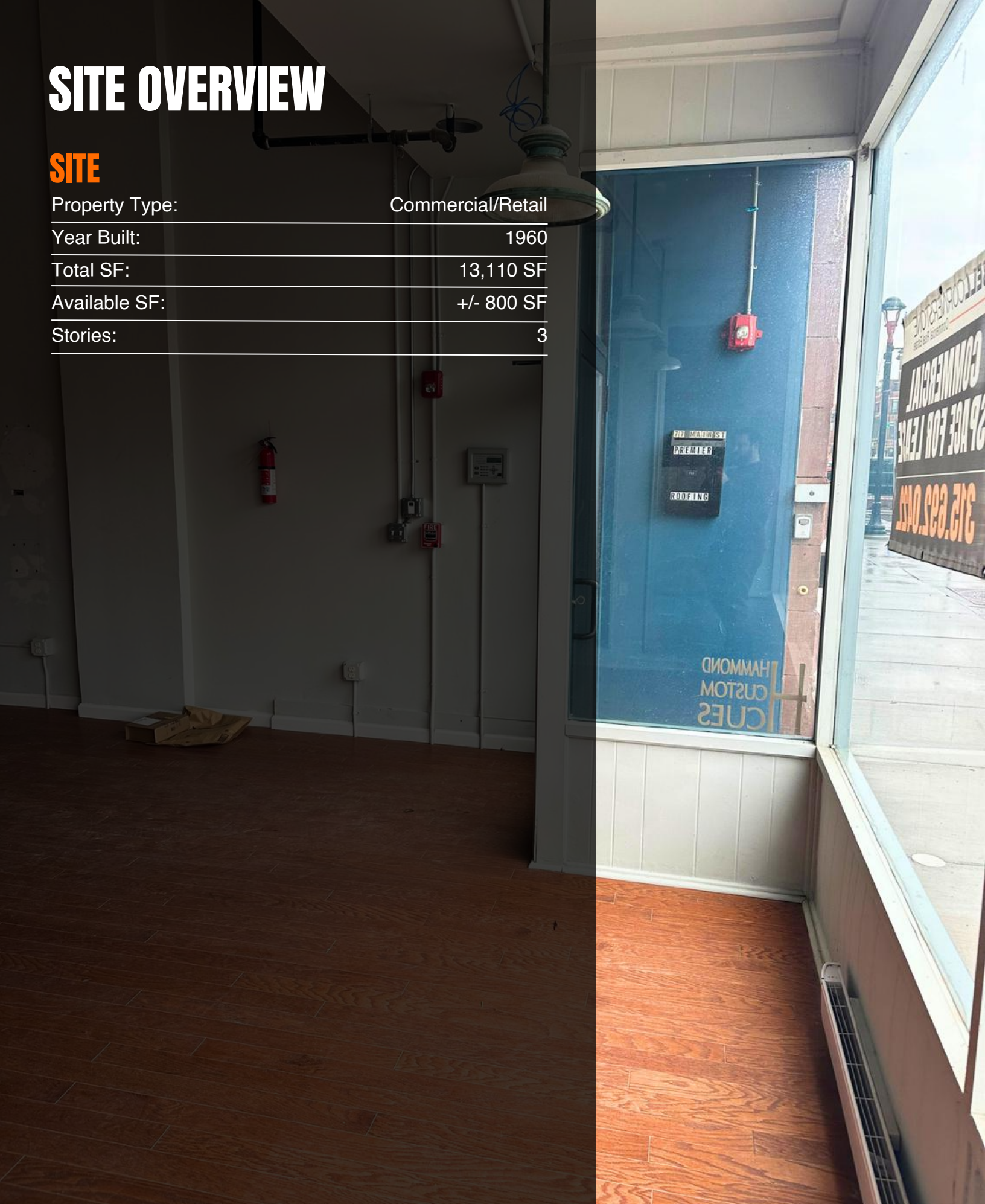
**Greater Binghamton Airport (BGM):** Located roughly 45 miles south via I-81, BGM offers limited commercial service but serves as an additional regional option for domestic flights.

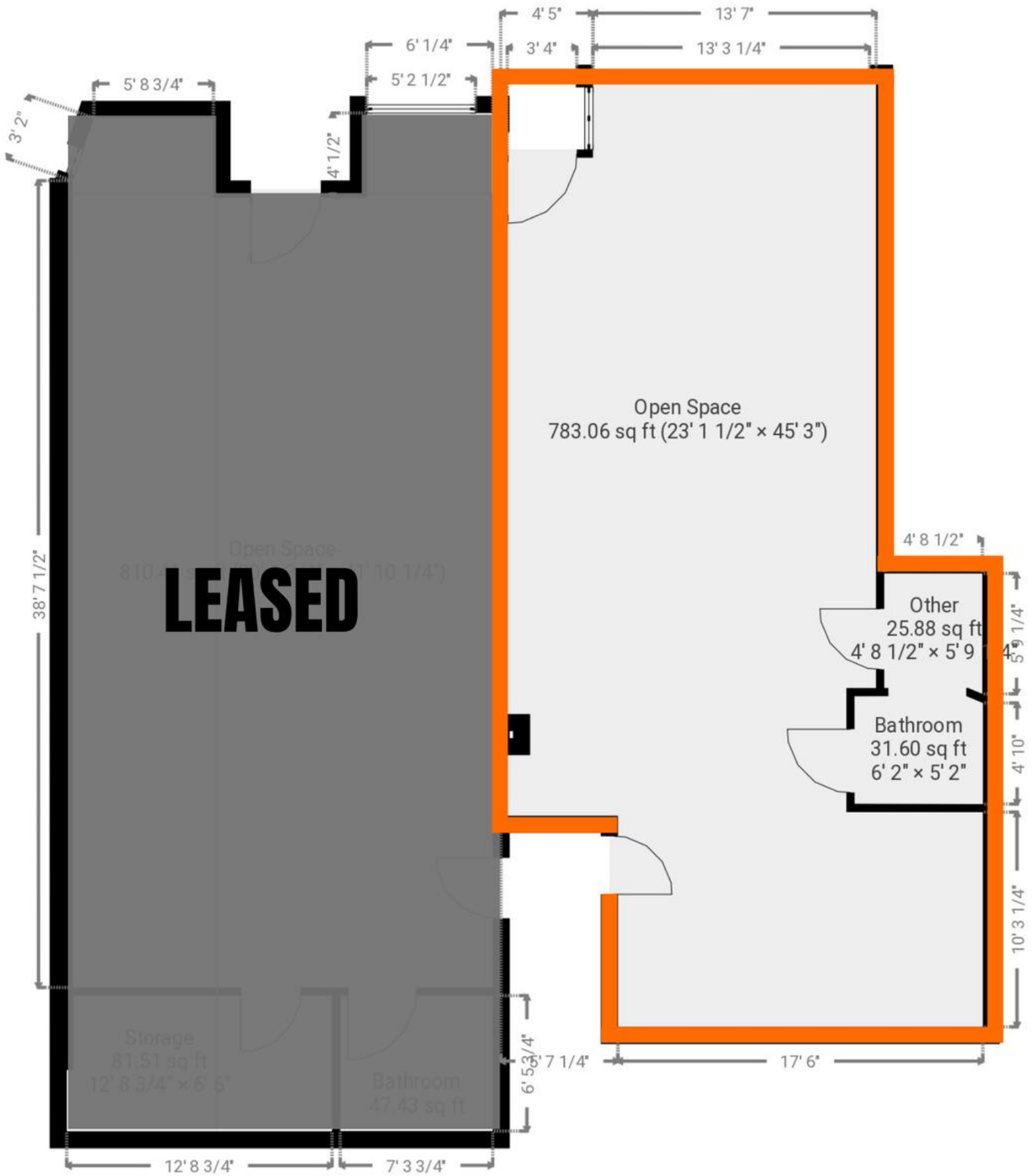
**Cortland County Airport-Chase Field (N03):** A local general aviation airport just south of downtown, primarily serving private aircraft, business aviation, and flight training.

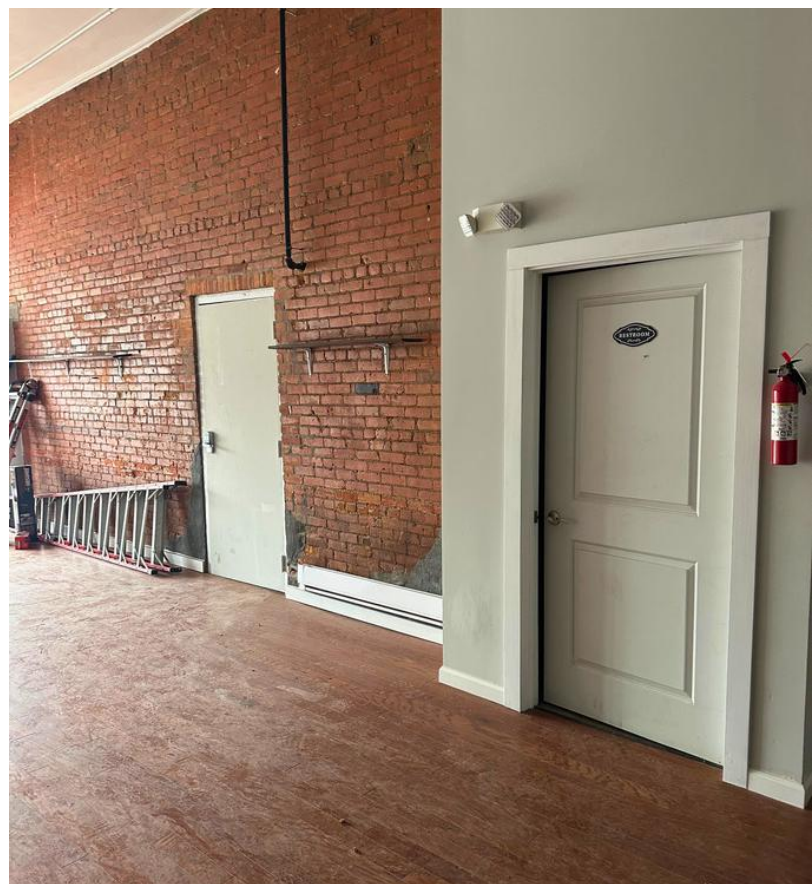
# SITE OVERVIEW

## SITE

Property Type:	Commercial/Retail
Year Built:	1960
Total SF:	13,110 SF
Available SF:	+/- 800 SF
Stories:	3











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