

**HIGHLY VISIBLE CORNER LOCATION!**



**3,200± SF Office/Retail/Professional Space**

**Property Highlights**

- Located on the corner of McLean Road and West Road (Route 281)
- Sits in front of Munson’s Corner Shopping Center, tenants in center include Kinney Drugs, Big Lots, Bargain Outlet and Thrifty Shopper
- Highly visible site from Route 281
- Includes dedicated parking spaces
- Large, open space that is suitable for a variety of uses
- Situated near SUNY Cortland, Fall 2017 enrollment 6,913 and 591 faculty (294 full time, 297 part time)
- Across the street from Pall Trinity/Danaher (500+ employees) and Gutches Lumber (200+ employees)

Demographic	1 Mile	3 Miles	5 Miles
Population	2,993	24,321	32,367
Households	1,249	8,977	12,149
Average Income	\$60,359	\$56,386	\$60,756
Daytime Employees	3,207	16,580	20,948
Source: ESRI Business Analyst 2018			

Traffic Counts	
West Road/Route 281	17,098 AADT
McLean Road	7,171 AADT
Source: NYS DOT 2015	

For more information, please contact:

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FOR LEASE

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