

# FOR SALE | RETAIL OR OFFICE SPACE

3862 Route 281, Cortlandville, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

Available Space: 7,200 ± SF

Parcel Size: 1.00 ± acres

Parking Spaces: 15 ±

Sprinkler: No

Zoning: C-General commercial

Tax Parcel ID: 86.17-01-09.000

Sale Price: \$795,000.00

Taxes: \$22,361.87 ±

**Comments:** Located on a busy corridor with 16,820 ± vehicles per day.

Offers storage, office and showroom space with loading dock. Napa Auto

Parts will be relocating on or about March 1, 2022.

**READY TO MAKE A DEAL? CLICK HERE NOW!**



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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
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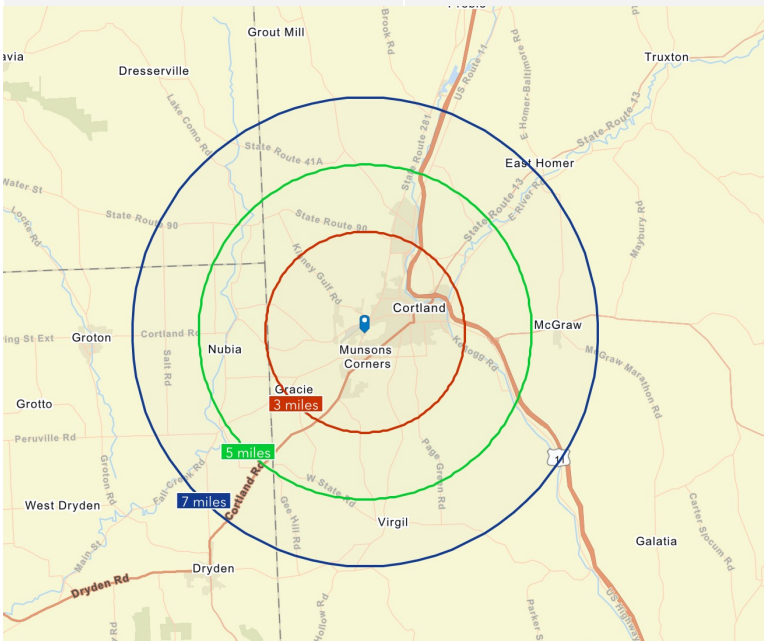


## LATITUDE

42.59366

## LONGITUDE

-76.20661



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	25,703	32,215	38,163
Households	9,603	12,184	14,464
Median HH Income	\$49,379	\$53,357	\$55,267
Daytime Population	28,329	34,408	39,088
Businesses	1,083	1,306	1,417
Employees	15,531	18,133	19,356

SOURCE: ESRI Report 1/20/2022

## TRAFFIC COUNTS

Roadway	Volume Count
West Road	16,820 AADT



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